



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: August 29, 2012

REPORT NO. HO 12-073

ATTENTION: Hearing Officer

SUBJECT: AVENIDA DE LA PLAYA
PTS PROJECT NUMBER: 253538

LOCATION: Public right-of-way along portions of Avenida de La Playa from Paseo Del Ocaso west to the seawall adjacent to the beach.

APPLICANT: City of San Diego, Engineering and Capital Projects

SUMMARY

Issue(s): Should the Hearing Officer approve the replacement and installation of a new storm drain, sewer, and water main within the Avenida De La Playa public right-of-way from Paseo Del Ocaso west, to the seawall within the La Jolla Community Plan area?

Staff Recommendation(s)

1. **Certify** Mitigated Negative Declaration No. 253538 and **adopt** the Mitigated Monitoring and Reporting Program; and
2. **Approve** Coastal Development Permit No. 898084 and Site Development Permit No. 898085.

Community Planning Group Recommendation – On December 1, 2011, the La Jolla Community Planning Association approved the project 15-0-1, without conditions (Attachment 8).

Environmental Review: A Mitigated Negative Declaration No. 253538, has been prepared for the project in accordance with state of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring, and Reporting Program (MMRP), has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

BACKGROUND

The project is located within the public right-of-way and will affect portions of Avenida de La Playa, El Paseo Grande, Camino del Oro, and Camino del Sol within the La Jolla Shores community of the La Jolla Community Plan area (Attachment 2). The La Jolla Community Plan's land use designation identifies the surrounding area primarily as residential, varying in range between medium-high density, commercial/mixed use, parks and open space. The site is zoned as LJSPD-MF-2, LJSPD-CC, LJSPD-V, LJSPD-PRF, and LJSPD-OP-1-1. All residential, commercial, parks, and open space designations within the plan, allow for storm water, sewer and water facilities, which occasionally require maintenance and/or replacement.

The intent of the project is to upgrade and install new storm water, sewer and water pipes, where the existing facilities were originally built in the 1950s. The proposed work will remove and replace an existing storm drain, sewer main, water main, and an outfall structure. Localized flooding occurs due to the existing inadequate storm water drainage system. The improvements will alleviate floodway issues during rain or storm events by providing larger capacity pipes and outflow design, to better handle the storm water flow during peak periods. In addition, portions of the sewer line along Avenida de la Playa and water lines on portions of Cam Del Sol, El Paseo Grande, and Paseo Del Ocaso will also be replaced (Attachment 3).

The project requires a Coastal Development Permit for work within the Coastal Zone and a Site Development Permit for work within and adjacent to Environmentally Sensitive Lands (ESL) (coastal beaches).

DISCUSSION

The project areas are primarily within paved roadways, landscaped parkways, and the public right of way, with the exception of a small portion of sandy beach where the storm drain outfall structure will be upgraded. The project would replace and realign approximately 1,350 linear feet (0.26 miles) of existing storm drain main; replace approximately 1,275 linear feet of sewer main and 150 linear feet of water main within the same alignment, and include approximately (9) new manholes; replace sewer laterals, valves, and other appurtenances; construct curb ramps; reinforce the concrete apron at the western terminus adjacent the boat launch, curb and gutter; replace street furnishings or structures, if affected; and street resurfacing. Accessible sidewalk, public seating, and public access near and on the boardwalk (and onto the sandy beach), would be maintained (not block public access) or constructed as part of the project, in order to ensure compliance with the public access and public recreation policies of Chapter 3 (Section 30211) of the California Coastal Act (Attachment 7).

The existing 15-foot by 15-foot undersized storm drain outfall structure located on the sandy beach west of the existing seawall would also be upgraded to 29-feet by 27-feet, of which no further encroachment than the existing 15-feet would occur seaward of the seawall with the 27-foot width paralleling the seawall. The remainder of the structure would be located on the boardwalk side of the seawall, and the outfall and related project features would be no higher

than the existing height of the seawall in order to preserve public views along Avenida De La Playa towards the ocean.

The sites are not within the City's Multi Habitat Planning Area (MHPA). No sensitive biological resources are being impacted with the project, and this project is consistent with the City's Multiple Species Conservation Program (MSCP). The project, as proposed, complies with the City "Whitebook", Landscape Manual, Historical Resources Guidelines, the California Environmental Quality Act Guidelines, and all other applicable regulations of the Land Development Code (LDC) regarding an existing storm water, sewer and water facility.

Traffic control measures and Best Management Practices (BMPs) would be implemented during construction. Furthermore, construction would be completed in two (2) phases with the phase closest to the beach to be built first. Each phase would have traffic control plans in order to minimize any impact to the community and allow for continued public access throughout the area. The project is conditioned to observe the summer construction moratorium for the beach area, which generally runs from Memorial Day to Labor Day.

The project design meets the storm water, sewer and water conveyance system requirements, while proposing the least impacts to ESL. All staging of construction equipment would be located outside of any potentially environmentally sensitive areas. As such, the overall proposed design as well as mitigation measures for cultural resources, are in compliance with the Land Development Code regulations. This means that such impacts to ESL are reduced to a minimum during and following construction while improving the system's performance for a better overall conveyance system design.

The MMRP identified for this project is for Historic (archaeological resources). Preliminary testing was done to determine the extent to which subsurface mitigation would be required. Due to the location, prior disturbance, and poor integrity of the surrounding area impacts to historic resources are not anticipated. Construction activities will be monitored in compliance with the MND/MMRP No. 253538. The proposed mitigation meets the project's need to construct the project, while at the same time alleviating any negative impacts that may occur as a result of this project because the appropriately developed mitigation satisfies all such requirements (Attachment 6).

The proposed development would proceed in accordance with all applicable regulations as conditioned within Coastal Development Permit No. 898084 and Site Development Permit No. 892085.

CONCLUSION

Staff reviewed the project and found it to be consistent with the Land Development Code; the goals and objectives of the General Plan and the La Jolla Community Planning area and believe the findings can be supported. Therefore, staff recommends the Hearing Officer approve the Coastal Development and Site Development Permits and conditions as proposed.

ALTERNATIVE'S

1. Approve Coastal Development Permit No. 898084 and Site Development Permit No. 898085, with modifications.
2. Deny Coastal Development Permit No. 898084 and Site Development Permit No. 898085, if the findings required to approve the project cannot be affirmed.

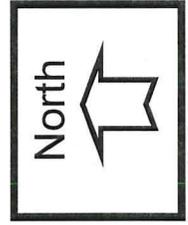
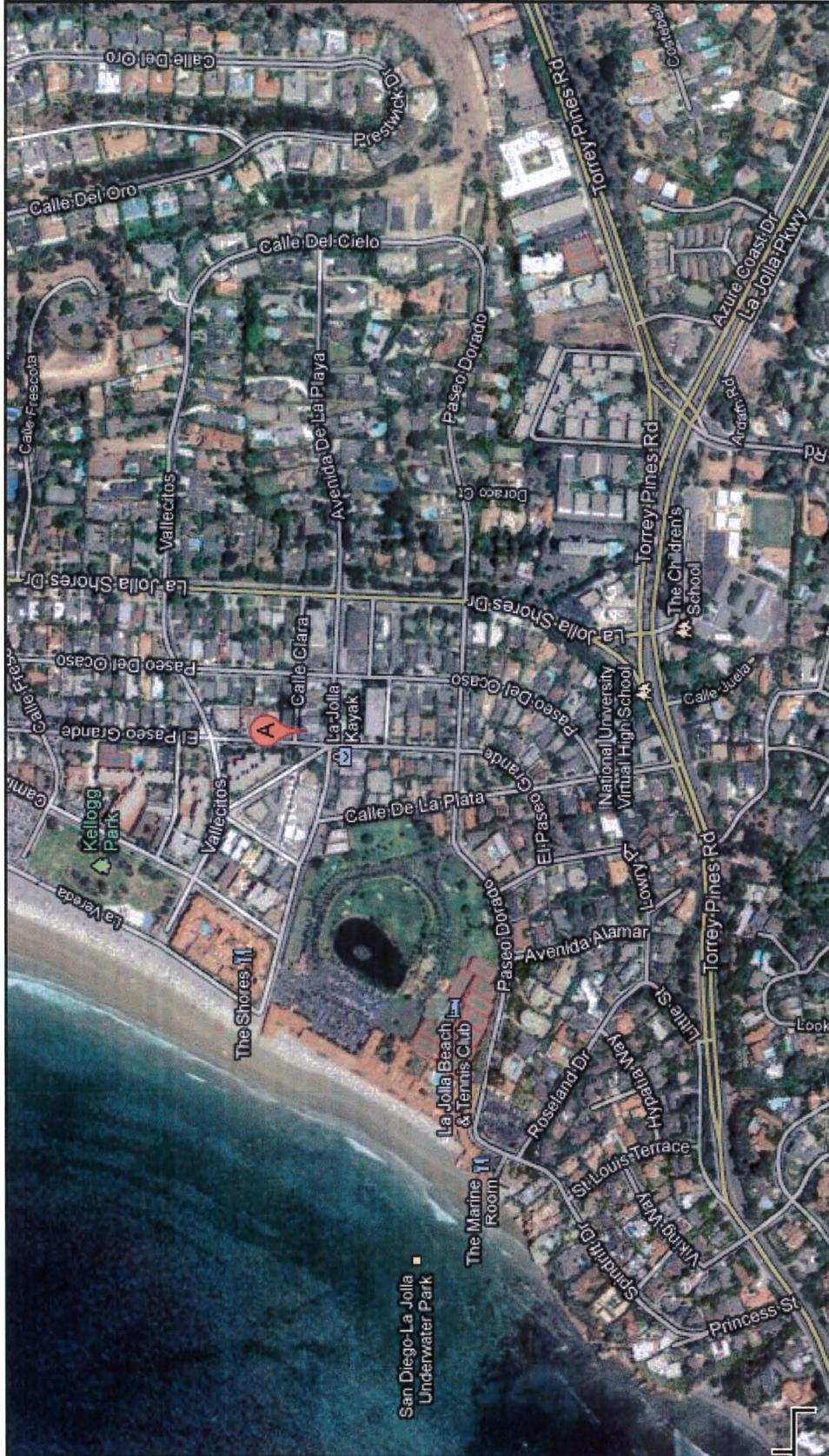
Respectfully submitted,



Helene Deisher, Development Project Manager

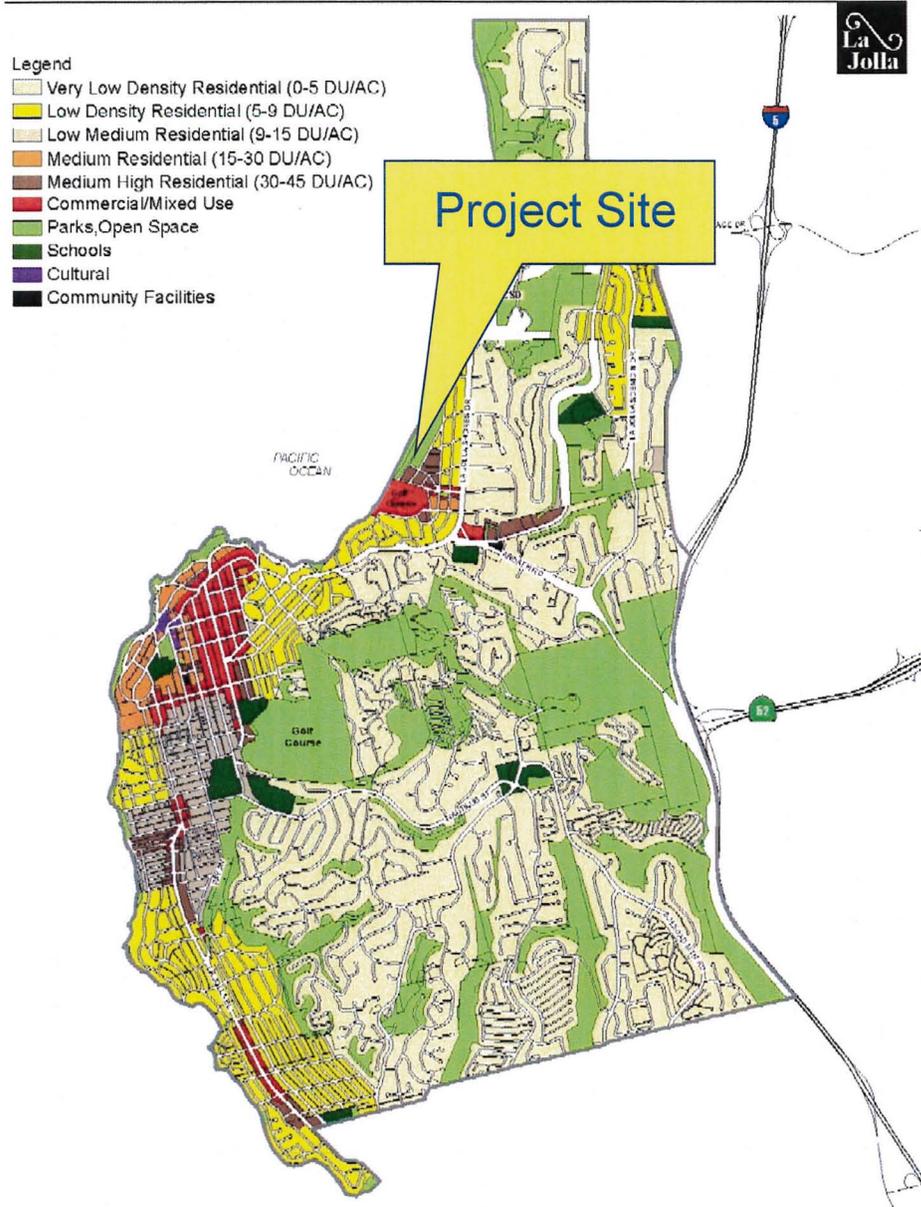
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map (3 pages: Stormwater, water, sewer)
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Environmental Resolution with MMRP
7. Project Plans
8. Community Planning Group Recommendation



Aerial Photo
AVENIDA DE LA PLAYA
PROJECT NO. 253538





Community Land Use Map

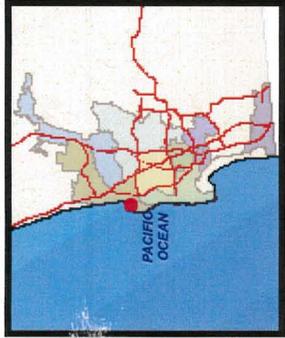
 **La Jolla Community Plan**
City of San Diego · Planning Department

Figure 1



Land Use Map
AVENIDA DE LA PLAYA
PROJECT NO. 253538





AVENIDA DE LA PLAYA (STORM DRAIN)



Legend

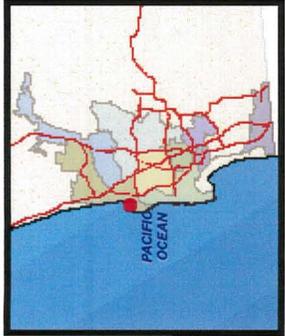
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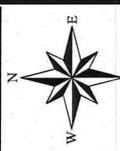


AVENIDA DE LA PLAYA (SEWER)



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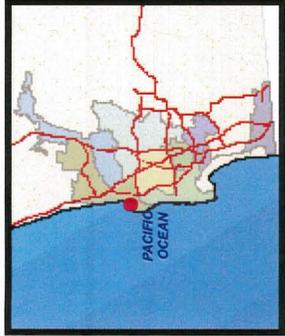
 SAME TRENCH, SAME DEPTH



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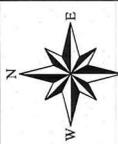


AVENIDA DE LA PLAYA (WATER)



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HEARING OFFICER RESOLUTION NO. XXX
 COASTAL DEVELOPMENT PERMIT NO. 898084
 SITE DEVELOPMENT PERMIT NO. 898085
AVENIDA DE LA PLAYA, PROJECT NO. 253538

WHEREAS, CITY OF SAN DIEGO, ENGINEERING AND CAPITAL PROJECTS, Owner/Permittee, filed an application with the City of San Diego for a permit to replace and install a new storm drain, sewer main, and water main in the public right-of-way within Avenida De La Playa from Paseo Del Ocaso west, to the seawall within the La Jolla Shores community of La Jolla Community Plan (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit (CDP) No. 898084 and Site Development Permit (SDP) No. 898085, within portions of the right-of-way and the public beach.

WHEREAS, the project site is located within the public right-of-way of Avenida De La Playa from Paseo Del Ocaso west, to the seawall including a portion of the public beach and portions of Cam Del Sol, El Paseo Grande, and Paseo Del Ocaso in the LJSPD-MF-2, LJSPD-CC, LJSPD-V, LJSPD-PRF, and LJSPD-OP-1-1 zones of the La Jolla Community Plan area;

WHEREAS, on August 29, 2012, the Hearing Officer of the City of San Diego considered (CDP) No. 898084 and (SDP) No. 898085 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated August 29, 2012.

FINDINGS:

A. Findings for Coastal Development Permit - Section 126.0708 (a)

1. **The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.** The project replaces and upgrades public utilities located primarily under Avenida De La Playa, as well as replaces an above ground outfall structure located partially on the sandy beach west of the La Vereda boardwalk in the La Jolla Shores community of the La Jolla Community Plan. The project will replace and realign approximately 1,350 linear feet (0.24 miles) of existing Storm Drain main, and will replace approximately 1,275 linear feet of sewer main and 150 linear feet of water main within the same alignment. An accessible sidewalk, public seating, and public access near and on the boardwalk leading onto the sandy beach, will be maintained or constructed as part of the project in order to preserve and improve public beach access.

The above ground outfall structure, nor any other feature, will exceed the current height of the existing features, including the seawall height. However, the replacement structure will have a larger footprint than the existing 15-foot by 15-foot facility, and will measure 29 -feet by 27-feet. The upgraded outfall will not encroach further seaward than the existing structure and will partially be located on the sand as well as within the concrete boardwalk area.

The boardwalk will be reconfigured to allow the full width of the existing boardwalk to remain while accommodating the new upgraded facility to be installed partially above-ground east of the seawall approximately 15 feet, as well as below ground under the reconfigured boardwalk. The 27-foot side of the structure will not exceed the height of and will parallel the existing seawall, then transition to the existing seawall, and new public beach access created to the north of the outfall structure. In addition, the outfall structure and related appurtenances will not encroach any further south into the Boat Launching Area identified by the plan that exists at the end of Avenida La Playa. One or more new public benches will be located at or below the height of the seawall in near proximity, to allow for additional public seating on the boardwalk considering public and vehicular clearance requirements. Any street trees affected will be overseen by the City Arborist to ensure compatibility with the applicable La Jolla Shores Community's street tree requirements. All project features are designed to preserve, protect, and enhance both the physical as well as visual vertical and horizontal public beach access elements as identified by the La Jolla Community Plan and in compliance with the Local Coastal Program.

During construction, temporary closure of Avenida De La Playa will occur and the boat launch area will be subject to temporary detour of those utilizing it to other boat launch facilities within the region, such as those in Mission Bay for larger boats. Public and accessible pedestrian and small hand carried watercraft and equipment access will continue to be available at various access points in La Jolla Shores, primarily at Vallecitos, Kellogg Park, as well as areas north and south in near proximity. A detour and information about public access, as well as construction notifications, will be posted prior to and during construction for the project in general, which will also include the boat launch closure periods. Future operations and maintenance activities following construction of the stormwater facility will require temporary closure notification and postings that will occur as needed. This currently occurs, and will continue for storm events that would necessitate ongoing maintenance and cleaning of the facility and recontouring of the beach where wave or stormwater erosion creates uneven sand surfaces in order to provide ongoing public access following such events. The project is conditioned to observe the summer construction moratorium for the beach area, which generally runs from Memorial Day to Labor Day.

The sand, beach, and ocean will remain open to the public during and after construction, as it's currently available within the La Jolla Shores and surrounding area. The stormwater, sewer and water facility project, associated improvements and appurtenances will not block any identified public views in this corridor, nor will they conflict with future plans for the La Jolla Shores area, including those of the Boat Launch or continued public access. Therefore, the proposed coastal development will not encroach upon any existing public views or physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. New accessible public beach access created to the north of the outfall structure will supplement existing access, and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

2. **The proposed coastal development will not adversely affect environmentally sensitive lands.** The project replaces and upgrades existing public utilities located primarily under Avenida De La Playa, as well as replaces an above ground outfall structure located partially on the sandy beach west of the La Vereda boardwalk in the La Jolla Shores community of the La Jolla Community Plan.

The adjacent sand and floodway areas on the beach and Avenida De La Playa, floodway fringe further upstream along Avenida De La Playa, and the cultural resources of the project area are considered environmentally sensitive lands, potentially affected by the project. The proposed installation of the stormwater facility project, associated improvements and its appurtenances, including excavation activities that would penetrate 15 to over 25 feet in depth, along the width of the entire public right of way, as well as the area needed to install the 29-foot by 27-foot outfall structure that would be sited partially within the boardwalk, are designed so that outfall structure encroaches no further seaward than the existing structure with the 27 foot width paralleling the seawall. However, the beach area is comprised of sand and no vegetation exists. The floodplain area will be returned to its preconstruction elevation so there will be no rise or lowering of the floodplain and the stormdrain facility will provide relief and improve the effects of rain, storm, and flood events in the area by allowing the stormwater to more effectively flow into the ocean rather than backup into the undersized facility and street as it currently does. In addition, no additional facilities would be included in the area than that which does not already exist. For the cultural resources that exist within the coastal zone, those would be protected and mitigation measures have been included in the environmental document and Mitigation Monitoring and Reporting Program (MMRP).

Permit conditions will require that all materials would be maintained and managed so as to prevent them from entering sensitive areas, such as those from the outfall structure itself, including flow in the adjacent coastal waters. As the project involves phased excavations and construction along Avenida De La Playa, primarily above the Mean High Tide Line, permit conditions and contract specifications will prohibit any debris or construction materials from entering the ocean. As such, the proposed coastal development will not adversely affect environmentally sensitive lands.

3. **The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.** The project replaces and upgrades existing public utilities located primarily under Avenida De La Playa, as well as replaces an above ground outfall structure located partially on the sandy beach west of the La Vereda boardwalk in the La Jolla Shores community of the La Jolla Community Plan.

The View Corridor along Avenida De La Playa that is an identified unobstructed framed view down a public right-of-way to the ocean by the La Jolla Community Plan and the Local Coastal Program Land Use Plan will be preserved and maintained. Views in this area will not be obstructed by this project because the proposed stormwater facility, outfall structure, and related project features will be at or below the existing height of the seawall, or below grade. Any street trees affected will be replaced or relocated so as to protect any views in the area and be coordinated with the City Arborist to ensure compatibility with the applicable La Jolla Shores Community Plan.

Additionally, public access enhancements in the area immediately surrounding the stormdrain system at the western terminus of Avenida De La Playa will include installation and maintenance of the concrete apron to protect the access point from the road onto the Boat Launch, from ongoing wave erosion, as feasible. Public bench and sidewalk enhancements, including new public access from the concrete boardwalk on La Vereda onto the beach, will be included. The intent of the project is to reduce trash, debris, and pollutants in the Area of Special Biological Significance (ASBS). Therefore, any dry and wet weather events will be better managed and in support of the public health standards for this area. Given that the sand beach and ocean will remain open to the public following construction, and the project will not block any identified public views, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

4. **For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.** The project replaces and upgrades existing public utilities located primarily under Avenida De La Playa, as well as replaces an above ground outfall structure located partially on the sandy beach west of the La Vereda boardwalk in the La Jolla Shores community of the La Jolla Community Plan.

Section 30211 of the California Coastal Act requires that no development interfere with the public's right of access to the sea, the use of dry sand and the use of rock coastal beaches up to the first line of terrestrial vegetation. The purpose and intent of Section 30211 is to ensure that the public can access the sea and its associated rock coastal beaches. As such, the upgrade of the existing stormwater, sewer, and water facility without hindering the public utilizing the sand beach and accessing the sea at La Jolla Shores year round would comply, whereas the stormwater facility is not intended to keep the public from reaching either the beach or the sea except for proper stormwater detention and treatment during rain events, as well as during dry weather. The public will be able to enter the sea at La Jolla Shores at all times, and following the project construction access to at the western terminus of Avenida De La Playa will include installation and maintenance of the concrete apron to protect the access point from the road onto the Boat Launch, from ongoing wave erosion, as feasible. Additional beach access will be installed along the boardwalk that will improve the public's access to the sandy beach and sea. A detour and information about public access, as well as construction notifications, will be posted prior to and during construction for the project in general, including the boat launch closure periods. Future operations and maintenance activities following construction of the stormwater facility will require temporary closure notification and postings as needed. These temporary closures currently occur, and will continue for storm events that will necessitate ongoing maintenance and cleaning of the facility and recontouring of the beach where wave or stormwater erosion occurs, in order to provide ongoing public access following such events. Therefore, the proposed project will not interfere with the public's right of access to the sea, the use of dry sand and the use of rock coastal beaches up to the first line of terrestrial vegetation as described in Section 30211.

Section 30220 of the California Coastal Act requires that coastal areas suited for water-oriented recreational activities that cannot be provided at inland water areas, be protected for such uses. The existing stormwater, sewer, and water facility will not prevent the use of the La Jolla Shores sand or sea for recreational activities, and will allow for the continued use of the recreational area identified as the Boat Launching Area by the community plan. The existing stormwater, sewer, and water facility upgrades will not keep the public from reaching either the beach or the sea at the shores, and additional public access onto the beach will be included as part of this project. The public is able to enter the sea at La Jolla Shores, which is close by, at all times during and following construction.

With temporary closure of Avenida De La Playa, the boat launch area will be subject to temporary detour of those utilizing it to other boat launch facilities within the region, such as those in Mission Bay for larger boats. Public and accessible pedestrian and small hand carried watercraft and equipment access will continue to be available at various access points in La Jolla Shores, primarily at Vallecitos, Kellogg Park, as well as areas north and south in near proximity. In addition, signage to be posted during construction and during operations and maintenance periods will provide adequate information concerning the duration of temporary closure or detours, as well as nearby access options, as needed, for beach users. Furthermore, public access during these temporary closures will continue to be open for in the La Jolla Shores area.

As the project will not block public access and the beach and ocean would remain open for public recreation, the project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

B. Findings for Site Development Permit - Section 126.0504

1. **The proposed development will not adversely affect the applicable land use plan.** The project replaces and upgrades existing public utilities located primarily under Avenida De La Playa, as well as replaces an above ground outfall structure located partially on the sandy beach west of the La Vereda boardwalk in the La Jolla Shores community of the La Jolla Community Plan.

The land use designation of the La Jolla Community Plan identifies the surrounding area primarily as residential, varying in range between medium-high density, commercial/mixed use, parks and open space. All residential, commercial, parks and open space designations allow for stormwater, sewer, and water facilities. Due to the age of some developed portions of the community stormwater, sewer, and water facilities, maintenance and replacement is occasionally needed. However, in this case, maintenance will include primarily replacing and upgrading the facilities in the public right-of-way, in paved areas, as well as partially within the sandy beach area. A minor expansion of the footprint of the existing outfall structure located on the beach is proposed, while maintaining public access to the beach at the Boat Launch area, as well as providing additional public access onto the beach. No further seaward encroachment of any associated facility, including the outfall structure, will occur and the 27-foot side of the structure will not exceed the height of the existing seawall. The project as proposed meets the land use designation and is consistent with the goal of the La Jolla Community Plan. Therefore, the proposed project will not adversely affect the applicable land use plan.

2. **The proposed development will not be detrimental to the public health, safety, and welfare.** The project replaces and upgrades existing public utilities located primarily under Avenida De La Playa, as well as replaces an above ground outfall structure located partially on the sandy beach west of the La Vereda boardwalk in the La Jolla Shores community of the La Jolla Community Plan.

All of the project and its features would serve to benefit the community by upgrading the existing stormwater, sewer, and water facilities in the area. In large part, the project will assist in alleviating floodway issues in the form of storm events by providing improved and larger capacity pipes and outflow design to handle the stormwater flow during peak periods. The stormwater system would also prevent pollutants during dry weather flow from entering the ocean by diverting flow into the sewer system. During rain events, the stormwater system will handle more of the water flow, collect debris and trash, and channel it into the underground stormwater system to be released at the outfall structure. The driveway apron at the end of Avenida De La Playa will be reinforced to help alleviate continued and ongoing wave soil or sand erosion, where feasible. The stormwater pipe and facility improvements will also alleviate flooding conditions on the low lying portions of Avenida De La Playa during rain events in the future, although such flooding may continue to occur during high tidal

periods, as well as during heavier rain exceeding a 7-year event. As such, the overall scope of this project will promote the public health, welfare, and safety when constructed.

3. **The proposed development will comply with the applicable regulations of the Land Development Code.** The project replaces and upgrades existing public utilities located primarily under Avenida De La Playa, as well as replaces an above ground outfall structure located partially on the sandy beach west of the La Vereda boardwalk in the La Jolla Shores community of the La Jolla Community Plan.

The project will be located mostly within City right-of-way, as it crosses into various zones throughout the neighborhood, including the LJSPD-MF-2, LJSPD-CC, LJSPD-V, LJSPD-PRF, and LJSPD-OP-1-1 zones. All of the zones allow for stormwater, sewer, and water facilities and related ancillary improvements identified for this project. The western terminus of Avenida De La Playa near the sand is also located partially within the mapped floodplain for about 100 feet, as well as within the floodway fringe for an additional 200 feet onto the paved roadway east of the existing outfall structure. The entire project is also located within the Spindrift study area verified by a historical records search and identified as an important archaeological site and portions of the alignment fall within areas considered historically important. However, impacts to these areas would not be considered significant as defined by the Land Development Code (LDC) and CEQA, and such areas would not be eligible for National Register of Historic Places listing. Applicable regulations of the LDC will allow the proposed replacement and installation of the existing stormwater, sewer, and water facilities and associated improvements. The project, as proposed, complies with the City Whitebook, Landscape Manual, Historical Resources Guidelines, the California Environmental Quality Act Guidelines, and all other applicable regulations of the LDC regarding an existing stormwater, sewer, and water facility. The proposed development would proceed in accordance with all applicable regulations as conditioned within Coastal Development Permit No. 898084 and Site Development Permit No. 898085.

C. Supplemental Findings--Environmentally Sensitive Lands

1. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.** The project replaces and upgrades existing public utilities located primarily under Avenida De La Playa, as well as replaces an above ground outfall structure located partially on the sandy beach west of the La Vereda boardwalk in the La Jolla Shores community of the La Jolla Community Plan.

Improvements for the stormwater, sewer, and water facility will primarily remain underground or at grade, with exception to replacement of the above ground outfall structure at the end of Avenida De La Playa, and minor appurtenances and improvements. The entire right-of-way would be excavated along Avenida De La Playa, in order to make the facility installation. This would allow the overall stormwater as well as the sewer and water system to perform properly once constructed and placed into service. The project would also dig deeper in most areas in order to prepare the area for the installation of the stormwater facilities, which would penetrate 15 to over 25 feet in depth. However most of the sewer and water pipes will be replaced in their original location. The entire project will occur within the City right-of-way with the exception of the work to the existing outfall structure which is located within the coastal beach.

The project design meets the stormwater, sewer, and water conveyance system requirements, while proposing the least impacts to environmentally sensitive lands (ESL). ESL in this area includes those within the floodway and its fringe, coastal beaches, and within or in near proximity of important archaeological sites. The study area was identified by floodway maps, independent research

conducted through the South Coastal Information Center at San Diego State University and the San Diego Museum of Man and soil testing for archaeological and historical issues.

Since no recorded or intact archeological sites were discovered during the initial assessment, the project does not propose any impacts to significant and important archaeological resources as defined by the Land Development Code. The mitigation prepared for this project (archeological monitoring) will accommodate for any intact soil discovery for archaeological purposes, and a data recovery program will be prepared should such a discovery be made during monitoring.

As such, the overall design considers the improvements proposed for the floodway, floodway fringe, as well as the impacts to archaeological resources in order to provide the necessary improvements for essential public infrastructure for this area. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

2. **The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.** The project replaces and upgrades public utilities located primarily under Avenida De La Playa, as well as replaces an above ground outfall structure located partially on the sandy beach west of the La Vereda boardwalk in the La Jolla Shores community of the La Jolla Community Plan.

For issues related to landform, geology, erosion, and flood issues, With the exception of the work to the existing outfall structure which is located within the coastal beach the entire alignment will occur within the City right-of-way, and will remain accessible for any future repair, maintenance, and improvement activity that would be necessary. The project will assist in alleviating floodway issues during rain and storm events by providing improved and larger capacity pipes and outflow design to handle the stormwater flow during peak periods. In addition, the stormwater system will also prevent pollutants during dry weather flow from entering the ocean by diverting flow into the sewer system. During rain events, the stormwater system will handle more of the water flow, and collect trash and debris, and channel it into the underground stormwater system, to be released at the outfall structure. The road at the western terminus of Avenida De La Playa would also be reinforced with an at grade concrete apron to help alleviate continued and future wave soil erosion. The stormwater pipe and facility improvements will also alleviate flooding on the low lying portions of Avenida De La Playa during moderate rain events in the future, although such flooding may continue to occur during high tidal periods, as well as during heavier rain events exceeding a 7-year event. The floodway and the fringe in this area will be returned to its existing grade and elevation following installation and construction activities, and there will be no rise in the elevation of the floodway or its fringe proposed with this project. The outfall structure will replace an existing outfall structure that occurs at the seawall, and there will be no additional elements added within the floodway than that which already exist. Proper construction methods will be utilized to ensure that the area's geologic stability remains intact throughout and following construction. Therefore, the project would minimize the alteration of natural land forms and would not result in any undue risks from geologic and erosional forces, flood hazard, or fire hazard.

3. **The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.** The project replaces and upgrades existing public utilities located primarily under Avenida De La Playa, as well as replaces an existing above ground outfall structure located partially on the sandy beach west of the La Vereda boardwalk in the La Jolla Shores community of the La Jolla Community Plan.

The project has been designed to minimize all impacts to ESL in order to provide adequate public stormwater, sewer, and water services to the neighborhood and to reduce flooding and pollutants that flow into the ocean. The proposed project has been considered in coordination with sensitive environmental resources that exist in the area such as the sandy beach, the floodway and its fringe, as well as cultural resources that exist throughout this area. Mitigation measures for cultural resources will ensure protection of such resources in compliance with the Land Development Code regulations and provide that such impacts to ESL are reduced to a minimum during and following construction, while improving the system's performance for a better overall conveyance system design. As such, the proposed development has been sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. **The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.** The project replaces and upgrades existing public utilities located primarily under Avenida De La Playa, as well as replaces an above ground outfall structure located partially on the sandy beach west of the La Vereda boardwalk in the La Jolla Shores community of the La Jolla Community Plan. The intent of the project is to upgrade and install new stormwater, sewer, and water pipes where the existing facilities were originally built in the 1950s. The current stormwater system is creating localized flooding due to the inadequate storm drain system, and the improvement will be done to comply with State designated Area of Special Biological Significance (ASBS) by the California Ocean Plan, where pollution and other waste discharges are prohibited in the waters of La Jolla Shores.

None of the areas within the project scope are located within the City's Multi Habitat Planning Area (MHPA). Therefore, no sensitive biological resources are being impacted with the project, and this project is consistent with the MSCP.

5. **The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.** The project replaces and upgrades existing public utilities located primarily under Avenida De La Playa, as well as replaces an above ground outfall structure located partially on the sandy beach west of the La Vereda boardwalk in the La Jolla Shores community of the La Jolla Community Plan. Accessible sidewalk, public seating, and public access near and on the boardwalk and onto the sandy beach, will be maintained or constructed as part of the project in order to preserve and improve public beach access. Traffic control measures and Best Management Practices (BMPs) will be implemented during construction.

The project is located in close proximity and partially on the beach near the shoreline. However, the project is primarily located below ground, and is part of a conveyance system that will adequately direct flow of stormwater runoff, as well as sewer and water, to and from the proper treatment facilities. The main intent for the replacement of the stormwater system is to improve the effect of existing erosional forces, as well as limit trash, debris, and pollutants from flowing into the ocean during storms, as well as dry weather. During rain events, the stormwater system will handle more of the water flow and channel it into the underground stormwater system to be released at the outfall structure.

The driveway apron at the end of Avenida De La Playa will be reinforced to help alleviate continued and future wave soil erosion. The stormwater pipe and facility improvements will also alleviate flooding on the low lying portions of Avenida De La Playa during rain events in the future, although such flooding may continue to occur during high tidal periods and during heavier rain exceeding a 7-year event.

As with the current system, the stormwater outfall creates erosion on the beach and will continue to create erosion. However, the impacts will be less than the impacts under the current system due to heavy flooding as well as erosion during storm or high tide events. In addition, the ongoing operations and management by field crew will continue to implement beach cleanup measures following such events to return the beach to its natural and pre-rain or high tide condition, as feasible, which will support continued public access. During the phases of construction, stormwater Best Management Practices (BMPs) will be implemented in order to reduce runoff. Improvements for the project will have minimal impacts, and will enhance the condition of the surrounding beach and sand area than in order to promote ongoing use of the beach by the public. Overall, erosion control will be improved with this project, and construction protections will be implemented in order to alleviate inappropriate runoff. Thus, the proposed project will not adversely impact local shoreline sand supply.

6. **The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.** The mitigation developed for this project is for archaeological resources, and the extent of such mitigation is typical for a project of this nature. Preliminary testing was done to determine the extent to which subsurface mitigation would be required. The result of the testing identified that although historically sensitive materials exist, that the impacts to important archaeological resources will not be significant. As such, it has been determined that due to the location, prior disturbance, and poor integrity of the surrounding area, that it will not be considered significant under the City's criteria and CEQA, and the location will not be eligible for the National Register of Historic Places listing. Therefore, during construction a salvage plan for resources will be implemented, and monitoring will also occur. Mitigation will also accommodate for any intact soil discovery for archaeological purposes, and a data recovery program will be prepared should such a discovery be made during monitoring. As a result, the mitigation is directly related to the project, its requirements, and the need to construct the project, while at the same time alleviating any negative impacts that may occur as a result of this project because the appropriately developed mitigation would satisfy all such requirements.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, for Coastal Development Permit No. 898084 and Site Development Permit No. 898085 is hereby GRANTED by the Hearing Officer, of the City of San Diego to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in a copy of Permit No. 898084 and 898085 which is attached hereto and made a part hereof.

Helene Deisher
Development Project Manager
Development Services

Adopted on: August 29, 2012

WBS No. B-00909.02.01

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO:

**PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WBS NUMBER: B-00909.02.01.01

AVENIDA DE LA PLAYA PROJECT NO. 253538
COASTAL DEVELOPMENT PERMIT NO. 898084
SITE DEVELOPMENT PERMIT NO. 898085
Hearing Officer

This Coastal Development Permit No. 898084 and Site Development Permit No. 898085 is granted by the Hearing Officer of the City of San Diego to the City of San Diego to City of San Diego Engineering and Capital Projects Department, Owner Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 126.0504. The site is located primarily within the Avenida De La Playa public right-of-way, as well as a storm drain outfall structure located on the sandy beach west of the existing seawall at the terminus of the right-of-way west of the La Vereda boardwalk in the LJSPD-MF-2, LJSPD-CC, LJSPD-V, LJSPD-PRF, and LJSPD-OP-1-1 zone(s) of the La Jolla Shores Community of the La Jolla Community Plan.

Subject to the terms and conditions set forth in this Permit, permission is granted to the City of San Diego, Engineering and Capital Projects Department, Owner/Permittee to replace and install a new storm drain, sewer main, and water main in the public rights-of-way within Avenida De La Playa from Paseo Del Ocaso west, to the seawall and portions of Cam Del Sol, El Paseo Grande, and Paseo Del Ocaso; within the La Jolla Shores Community of the La Jolla Community Plan described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 29,2012, on file in the Development Services Department.

The project shall include:

- a. Replace and realign approximately 1,350 linear feet (0.24 miles) of existing Storm Drain main;
- b. Replace approximately 1,275 linear feet of sewer main and 150 linear feet of water main within the same alignment;

- c. water lines within the public right of way within portions of Cam Del Sol, El Paseo Grande, and Paseo Del Ocaso;
- d. An accessible sidewalk, public seating, and public access near and on the boardwalk leading onto the sandy beach, would be maintained or constructed as part of the project in order to preserve and improve public beach access;
- e. Landscaping (planting, irrigation and landscape related improvements); and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

ENGINEERING

11. Prior to construction, the Permittee shall prepare Final Improvement Plans and a Final Drainage Design Summary satisfactory to the City Engineer.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in MND NO. 253538, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION, NO. 253538, to the satisfaction of the Development Services Department and the City Engineer. Prior to the issuance of the "Notice to Proceed" with construction, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue area: **Archaeological Resources**

LANDSCAPE REQUIREMENTS:

15. In the event any street trees are damaged or removed during construction they must be replaced in kind.

PARKS AND RECREATION/DESIGN REQUIREMENTS:

16. Permittee/project manager shall insure that, during construction, access for beach maintenance vehicles, including front-end loaders, dump trucks, and large raking trucks, will be provided from 6:00 a.m. - 12:00 noon on Thursdays, or during times and days to be coordinated with the Park and Recreation Department.

17. The Storm Water Division of the Transportation and Storm Water Department shall be responsible for the maintenance of the outfall structure and any other project improvements located on the beach related to storm water facilities.

18. The Permittee/Project Manager shall invite representatives from the Park and Recreation Department's Shoreline Beaches & Parks and Asset Management Sections to the pre-construction meeting. Permittee/Project Manager shall provide a copy of the project schedule to the Park and Recreation Department representatives at the pre-construction meeting.

TRANSPORTATION REQUIREMENTS

19. Unless under declaration of an "emergency", the project construction timeline shall observe the summer construction moratorium for the beach area, which runs from Memorial Day to Labor Day.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on August 29, 2012 by Resolution No. XXX.

Coastal Development Permit No. 898084
Site Development Permit No. 898085
Date of Approval: August 9, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Helene Deisher
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

City Of San Diego Engineering Capital Projects
Owner/Permittee

By _____
NAME
TITLE

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

RESOLUTION NUMBER R- _____

ADOPTED ON August 29, 2012

WHEREAS, on September 15, 2011, City of San Diego, Public Works-Engineering and Capital Projects Department, Right-of-Way Design Division submitted an application to Development Services Department for a Site Development Permit for the Avenida De La Playa; and

WHEREAS, the matter was set for a public hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on August 29, 2012; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigation Negative Declaration No. 253538 prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101

BE IT FURTHER RESOLVED, that DEVELOPMENT SERVICES STAFF is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: Helene Deisher

By: _____
Helene Deisher, Project Manager

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A
Avenida De La Playa
MITIGATION MONITORING AND REPORTING PROGRAM
Site Development Permit and Coastal Development Permit

PROJECT NO. 253538

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 230429 shall be made conditions of Site Development Permit as may be further described below.

A. GENERAL REQUIREMENTS – PART I

Plan Check Phase (prior to permit issuance)

1. Prior to the issuance Bid Opening/Bid Award or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements have been incorporated.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

B. GENERAL REQUIREMENTS – PART II

Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION

(MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Archaeologist and Native American Monitor.

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) 253538, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's ED, MMC and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

Note:

Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence that any other agency requirements or permits have been obtained or are in process shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.
Not Applicable for this project.

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and

requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

<i>Issue Area</i>	<i>Document submittal</i>	<i>Associated Inspection/Approvals/Note</i>
General	Consultant Qualification Letters meeting	Prior to Pre-construction
General	Consultant Const. Monitoring	Prior to or at the Pre-Construction meeting
Archaeology	Archaeological Reports	Archaeological observation
	Final MMRP	Final MMRP Inspection

Historical Resources (Archaeological Monitoring Program)

I. Prior to Permit Issuance or Bid Opening/Bid Award

A. Entitlements Plan Check

1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. Prior to Bid Award, the applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 1/4 mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)
The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
3. Identify Areas to be Monitored
 - I. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - II. The AME shall be based on the results of a site specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).
 - III. MMC shall notify the PI that the AME has been approved.
4. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
5. Approval of AME and Construction Schedule
After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**

2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
 5. If secondary cultural deposits are encountered during the course of the pipeline installation a sample of the soil shall be taken every 10 meters (approximately 33 feet). The sample would not need to be manually excavated, nor in 10-centimeter levels. The sample soil could be removed with mechanical equipment and transported to an off-site wet-screening location in order to identify and repatriate any human remains and analyze any archaeological materials.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.

- b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA Section 15064.5, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
 - (1). Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.
 - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
 - (2). Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance can not be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.
- D. Discovery Process for Significant Resources - Pipeline Trenching and other Linear Projects in the Public Right-of-Way
- The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within the Public Right-of-Way including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:
- 1. Procedures for documentation, curation and reporting
 - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
 - b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
 - c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
 - d. The Final Monitoring Report shall include a recommendation for monitoring of

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains **ARE** determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County.

- d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures, the human remains and burial with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. If Human Remains are **NOT** Native American

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. **Night and/or Weekend Work**

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.

a. No Discoveries

In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.

b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.

c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.

d. The PI shall immediately contact the RE and MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe as a result of delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - a. For significant archaeological-resources encountered during monitoring, the Archaeological Data Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection C.

3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
 4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
 5. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC of the approved report.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

AVENIDA DE LA PLAYA STORM DRAIN REPLACEMENT

UNDERGROUND UTILITIES

AT LEAST THREE (3) WORKING DAYS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL REQUEST MARKOUT OF UNDERGROUND UTILITIES BY CALLING THE BELOW LISTED REGIONAL NOTIFICATION CENTER FOR AN INQUIRY IDENTIFICATION NUMBER:

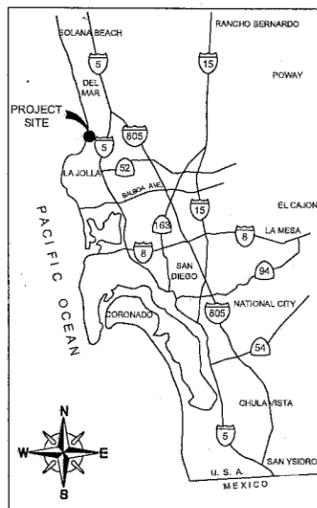
UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-422-4133

CONTRACTOR'S RESPONSIBILITIES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND RECONNECT ALL SEWER LATERALS. LOCATION AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY, LATERAL RECORDS ARE AVAILABLE TO THE CONTRACTOR AT THE WATER DEPARTMENT, 2797 CAMINITO CHOLLAS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THE IMPROVEMENTS THAT WILL BE AFFECTED BY LATERAL REPLACEMENTS. ALL IMPROVEMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED IN KIND TO ORIGINAL CONDITION OR BETTER.
- CONTRACTOR TO EXCAVATE AROUND WATER METER BOX (CITY PROPERTY SIDE) TO DETERMINE IN ADVANCE THE EXACT SIZE OF EACH SERVICE BEFORE TAPPING MAIN.
- CITY FORCES, WHERE CALLED OUT SHALL MAKE PERMANENT CUTS & PLUGS, CONNECTIONS, ETC.
- EXISTING MAIN SHALL BE KEPT IN SERVICE IN LIEU OF HIGH LINING, UNLESS OTHERWISE SHOWN ON PLANS.
- THE LOCATION OF EXISTING BUILDINGS AS SHOWN ON THE PLANS ARE APPROXIMATE.
- UNLESS OTHERWISE NOTED AS PREVIOUSLY POTHOLED (PH), ALL ELEVATIONS SHOWN ON THE PROFILE FOR EXISTING UTILITIES ARE BASED ON A SEARCH OF THE AVAILABLE RECORD INFORMATION ONLY AND ARE SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THE CITY IN NO WAY GUARANTEES OR WARRANTS THAT IT HAS REVIEWED ALL AVAILABLE DATA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO POTHOLE ALL EXISTING UTILITIES (EITHER SHOWN ON THE PLANS OR MARKED IN THE FIELD) IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE RESIDENT ENGINEER IMMEDIATELY IF A ONE FOOT VERTICAL SEPARATION (FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) BETWEEN SEWER AND WATER MAINS CANNOT BE MAINTAINED.
- CONTRACTOR SHALL NOTIFY THE RESIDENT ENGINEER IMMEDIATELY IF A FOUR FOOT HORIZONTAL SEPARATION (FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) BETWEEN SEWER AND WATER MAINS CANNOT BE MAINTAINED.
- CONTRACTOR SHALL NOTIFY THE RESIDENT ENGINEER IMMEDIATELY IF A 6-INCH VERTICAL SEPARATION (FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) BETWEEN UTILITIES OTHER THAN SEWER AND WATER MAINS CANNOT BE MAINTAINED.
- EXISTING UTILITY CROSSING AS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT REPRESENTATIVE OF ACTUAL LENGTH AND LOCATION OF CONFLICT AREAS.
- CONTRACTOR TO MAINTAIN A MINIMUM 3' OF COVER OVER TOP OF WATER MAIN.

EXISTING STRUCTURES

- EX WATER MAIN & VALVE
- EX WATER METER
- EX FIRE HYDRANT
- EX SEWER MAIN & MANHOLE
- EX STORM DRAIN
- EX PAVEMENT (PROFILE)
- EX GROUND LINE (PROFILE)
- EX TRAFFIC SIGNAL
- EX STREET LIGHT
- GAS MAIN
- ELEC. COND., TEL. COND., CATV
- RAILROAD, TROLLEY TRACKS
- BUS STOP



VICINITY MAP
NO SCALE

LIMITS OF WORK

SHEET NO.	DISCIPLINE CODE	TITLE	LIMITS	PIPE		LENGTH (FT)
				SIZE (IN)	MATERIAL	
1	G-1	COVER SHEET				
2	D-1	DEMOLITION	STORM DRAIN			
3	C-1	STORM DRAIN REPLACEMENT	LA VEREDA TO EL PASEO GRANDE			
4	C-2	STORM DRAIN REPLACEMENT	LA VEREDA TO CAMINO DEL SOL	70X183	RCB	611.35
5	C-3	SITE PLAN	STA. 20+50.00 TO 20+75.33	148X304	RCB	25.33
6	M-1	OUTFALL STRUCTURE				
7	M-2	PLAN & SECTIONS				
8	M-3	DETAILS				
9	M-4	DETAILS				
X	C-4	SEWER LINE REPLACEMENT	SEWER			
X	C-5	WATER LINE REPLACEMENT	LA VEREDA TO CAMINO DEL SOL	8&15	PVC	453.06
X	C-5	WATER LINE REPLACEMENT	WATER			
X	C-5	WATER LINE REPLACEMENT	CAMINO DEL ORO TO CAMINO DEL SOL	8	PVC	331.97
X	C-5	WATER LINE REPLACEMENT	STA. 10+20.00 TO 10+50.62	4	PVC	100
X	C-6	CURB RAMPS & DETAILS	CURB RAMP LOCATION & TYPE REQUIREMENTS			
X	C-6	CURB RAMPS & DETAILS	LA VEREDA TO PASEO DEL OCASO			
X	C-7	STREET RESURFACING	STREET RESURFACING			
X	C-7	STREET RESURFACING	LA VEREDA TO PASEO DEL OCASO			
X	T-1	TRAFFIC CONTROL	TRAFFIC PLANS			
X	T-1	TRAFFIC CONTROL	LA VEREDA TO PASEO DEL OCASO			

DISCIPLINE CODE

- G GENERAL
- D DEMOLITION
- C CIVIL
- A ARCHITECTURAL
- S STRUCTURAL
- M MECHANICAL
- E ELECTRICAL
- I INSTRUMENTATION
- T TRAFFIC CONTROL

ABBREVIATIONS

- ABAND ABANDON
- ABAND'D ABANDONED
- AC ASBESTOS CEMENT PIPE
- AHD AHEAD
- ASSY ASSEMBLY
- BK BACK
- BTWN BETWEEN
- CATV CABLE TV
- CI CAST IRON PIPE
- CL CENTER LINE
- COND CONDUIT
- CONT CONTINUED
- CONTR CONTRACTOR
- DB DIRECT BURIED
- EB ENCASED BURIED
- EL, ELEV ELEVATION
- ELEC ELECTRIC
- EX, EXIST EXISTING
- F FLANGE
- GV GATE VALVE
- HP HIGH PRESSURE
- IE INVERT ELEVATION
- LT LEFT
- MJ MECHANICAL JOINT
- MTD MULTIPLE TELEPHONE DUCT
- OVHD OVER HEAD
- PVC POLYVINYL CHLORIDE
- PROP PROPOSED
- RCB REINFORCED CONCRETE BOX
- RCP REINFORCED CONCRETE PIPE
- RED REDUCER
- RT RIGHT
- SD STORM DRAIN
- SL SURVEY LINE
- SWR SEWER
- TEL TELEPHONE
- UNK UNKNOWN
- VC VITRIFIED CLAY PIPE
- WM WATER METER
- WTR WATER

WORK TO BE DONE

CONSTRUCTION CONSISTS OF THE REPLACEMENT OF 632 LF OF DOUBLE 52" STORM DRAIN; OUTFALL STRUCTURE; 332 LF OF 4" & 8" WATER MAIN; 453 LF OF 8" & 10" SEWER MAIN; LOW FLOW DIVERSION SYSTEM; STREET RESURFACING; CURB RAMPS; TRAFFIC CONTROL & OTHER APPURTENANCES SHOWN ON THESE PLANS & SPECIFICATIONS.

60% SUBMITTAL
NOT FOR
CONSTRUCTION

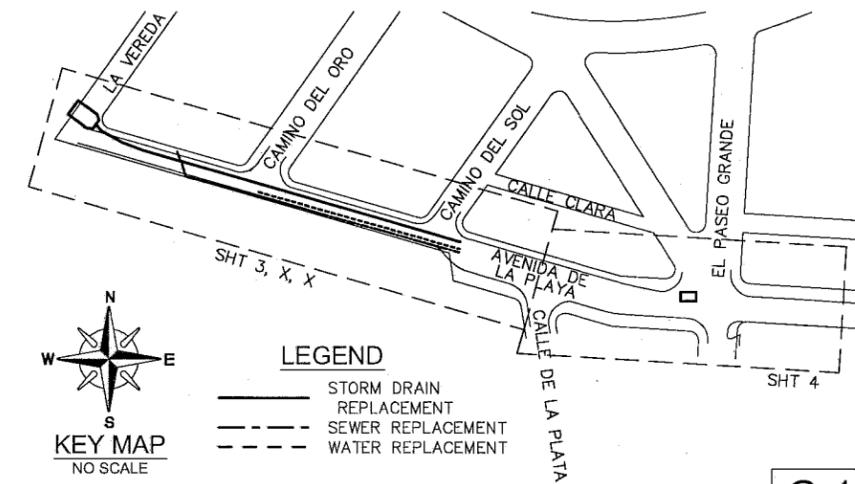


CITY OF SAN DIEGO
PUBLIC WORKS PROJECT

LEGEND

IMPROVEMENTS	STANDARD DRAWINGS	SYMBOL
TRENCH RESURFACING	SDG-107, SDG-108	---
SEWER MAIN	S-4C, S-19, SDS-100, SDS-101	---
SEWER MANHOLE	S-2, S-17, M-3, SDS-100	○
SEWER LATERAL WITH C.O.	S-4C, S-13, S-19, SDS-100 SDS-102, SDS-103	○-P.L.-○
CONCRETE PROTECTION FOR EXIST SEWER PIPE	S-11	▬
CONCRETE ENCASEMENT	WP-09	▬
EX MANHOLES TO BE ABANDONED	SEE PLANS & SPEC.	○
SURVEY MONUMENT	M-10	△
WATER MAIN & APPURTENANCES	W-17, W-18, W-19, W-20, W-22, W-25, SDW-100, SDW-106	---
VALVES WITH CAPS AND WELLS	SDW-100, W-12A, W-12B, SDW-109, W-19A	⊕
BLOWOFF ASSEMBLY	W-6, W-7, W-8, W-9, SDW-100, SDW-106	⊕
AIR & VACUUM VALVE	W-3, W-4, W-5, SDW-100, SDW-117	⊕
WATER SERVICES	W-1, W-2, W-15, W-25, SDW-100, SDW-112, SDW-113	⊕
STORM DRAIN BOX CULVERT	SEE PLANS & SPEC.	▬
STORM DRAIN PIPE	D-60	▬
STORM DRAIN CLEAN OUT - TYPE 'A'	D-9	○

FOR ADDITIONAL SYMBOLS SEE RESURFACING, CURB RAMP, AND TRAFFIC CONTROL SHEETS



KEY MAP
NO SCALE

FIELD DATA

BENCHMARK:
FIELD NOTES:
DATUM: MEAN SEA LEVEL
MAJOR STREETS: AVENIDA DE LA PLAYA

PLANS FOR THE CONSTRUCTION OF AVENIDA DE LA PLAYA - PHASE I COVER SHEET

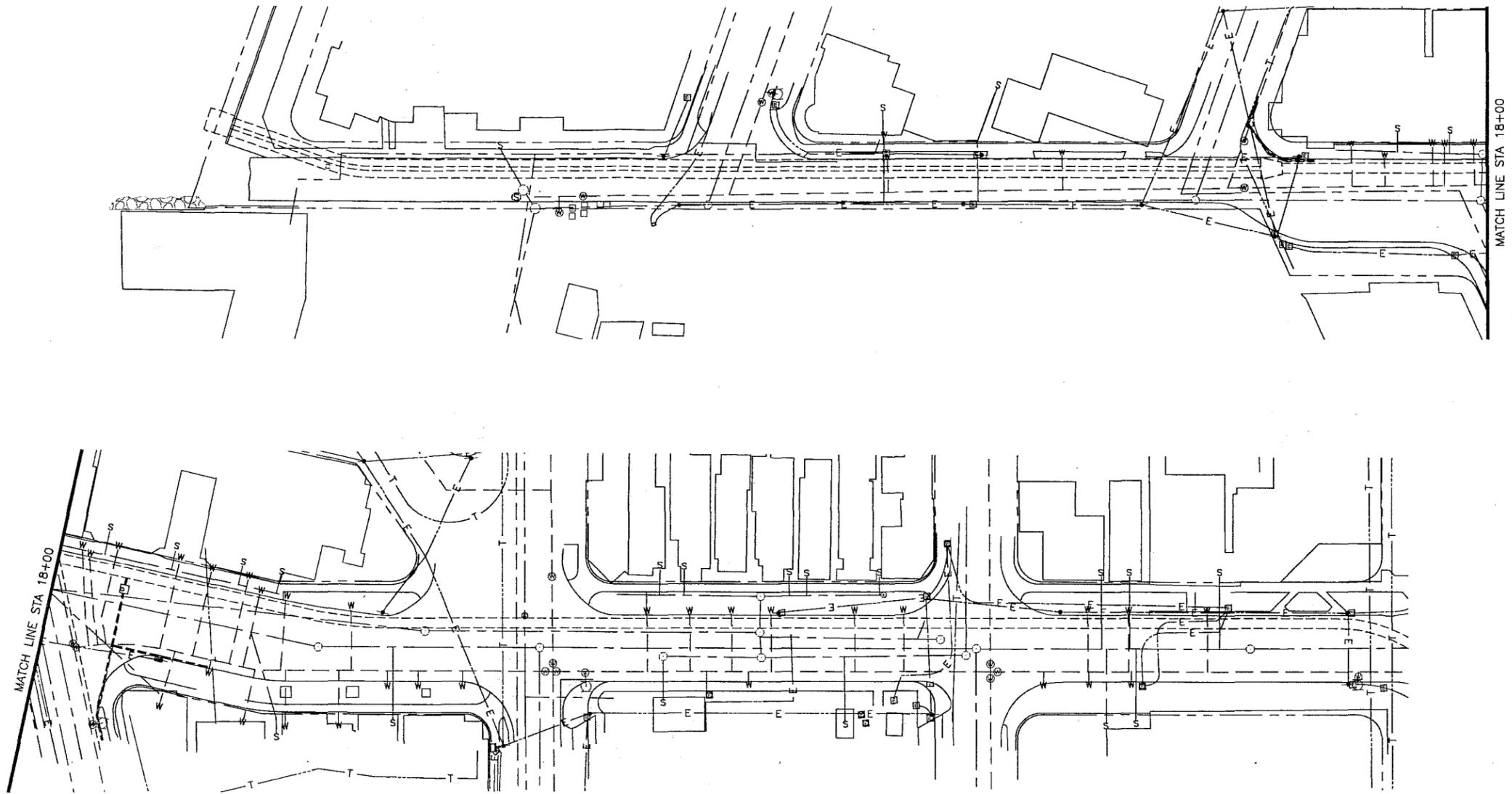
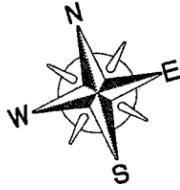
STORM WBS	B-00909
WATER WBS	B-00416
SEWER WBS	B-00102
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 01 OF X SHEETS	
FOR CITY ENGINEER	DATE
DATE	DATE
DESCRIPTION	DATE
REVISION	DATE
CONTRACTOR	
DATE STARTED	
INSPECTOR	
DATE COMPLETED	

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

STAMP

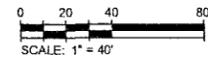
AVENIDA DE LA PLAYA STORM DRAIN REPLACEMENT



STORM DRAIN DEMOLITION

D-1

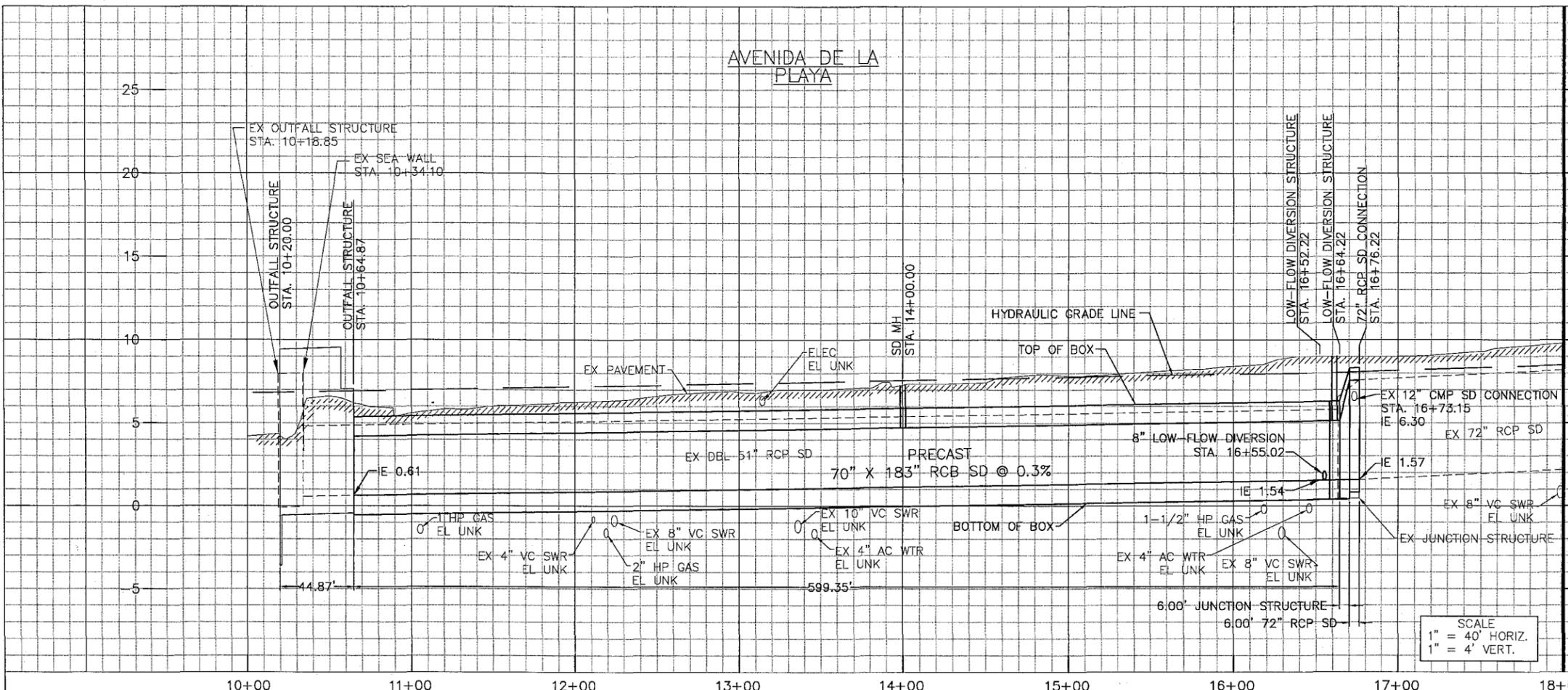
1 STORM DRAIN DEMOLITION
SCALE: 1"=20'



60% SUBMITTAL
NOT FOR
CONSTRUCTION

AVENIDA DE LA PLAYA - PHASE I STORM DRAIN DEMOLITION			
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 02 OF X SHEETS		STORM WBS B-00909	WATER WBS B-00416
		SEWER WBS B-00102	
APPROVED:	DATE	SUBMITTED BY:	
FOR CITY ENGINEER		ASSOCIATE ENGINEER	
DESCRIPTION	APPROVED	DATE	FILED
REVISION	04/12		
			CONTROL CERTIFICATION
			000-0000
			LAMBERT COORDINATES
			36465-06-D
CONTRACTOR	DATE STARTED		
INSPECTOR	DATE COMPLETED		

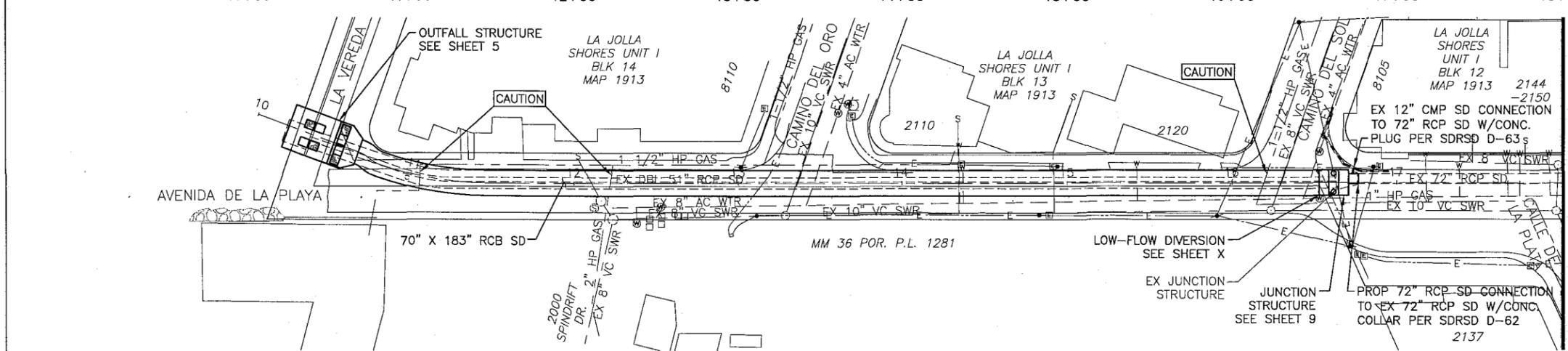
2 of 19



MATCH LINE STA 18+00 - SEE SHEET 4

ESTIMATED ARCHAEOLOGICAL MONITORING LIMITS (INCLUDES MAIN, LATERALS, AND ALL OTHER TRENCHING ACTIVITIES)		
BEGINNING STATION	ENDING STATION	APPROXIMATE LF
STA 10+00.00	STA 17+00.00	700.00
ESTIMATED PALEONTOLOGICAL MONITORING LIMITS (INCLUDES MAIN, LATERALS, AND ALL OTHER TRENCHING ACTIVITIES)		
STA 10+00.00	STA 17+00.00	700.00
NOTE: ACTUAL LIMITS SHALL BE DETERMINED BY THE PL/MONITOR(S) PRIOR TO CONSTRUCTION AND SHALL BE CONSISTENT WITH THE MITIGATION AND MONITORING REPORTING PROGRAM (MMRP) FOR THE PROJECT.		

SCALE
1" = 40' HORIZ.
1" = 4' VERT.



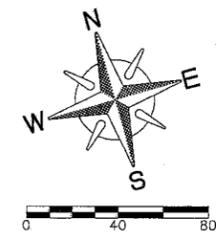
MATCH LINE STA 18+00 - SEE SHEET 4

REFERENCE:

- WATER: 12079-4-D, 19580-10-D, 26331-7-D
- SEWER: 1381&2-D, 3700-D
- STORM DRAIN: 25160-2-D, 28986-3-D, 4598-D, 4601-D, 5064-D, 5065-D, 7888-L, 250-1689D
- SDG&E GAS: 45-307 - 45-316
- SDG&E ELECTRIC: C2501686
- TIME WARNER CABLE TV: LJ0406DC&DD, LJ0606CC&CD
- AT&T TELEPHONE: B09S
- WATER FIELD BOOK: B09S
- SEWER FIELD BOOK: B09S
- THOMAS BROS.: 1227-G5&H5
- HGL: 241

- RETIREMENTS:
- 632' - DBL 51" RCP SD
 - 1 OUTFALL STRUCTURE
 - 1 JUNCTION STRUCTURE

CONSTRUCTION NOTE:
USE EXTREME CAUTION WHEN WORKING DUE TO LOW OVERHEAD UTILITIES



60% SUBMITTAL
NOT FOR
CONSTRUCTION

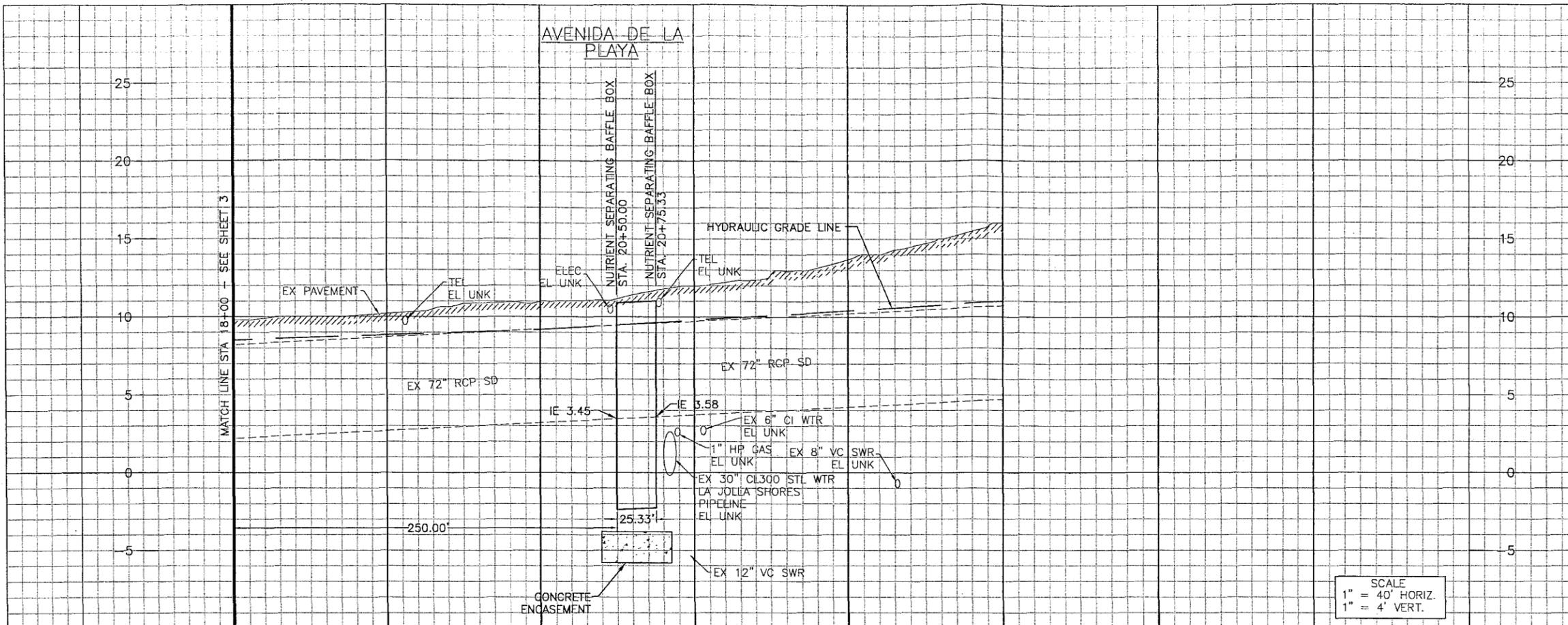
C-1

**AVENIDA DE LA PLAYA - PHASE I
STORM DRAIN REPLACEMENT**

STORM WBS	B-00909		
WATER WBS	B-00416		
SEWER WBS	B-00102		
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 03 OF X SHEETS			
APPROVED:	DATE:		
FOR CITY ENGINEER	ASSOCIATE ENGINEER		
DESCRIPTION	APPROVED	DATE	FILED
REVISION	04/12		
CONTROL CERTIFICATION		000-0000 LAMBERT COORDINATES	
CONTRACTOR	DATE STARTED	36465-02-D	
INSPECTOR	DATE COMPLETED		

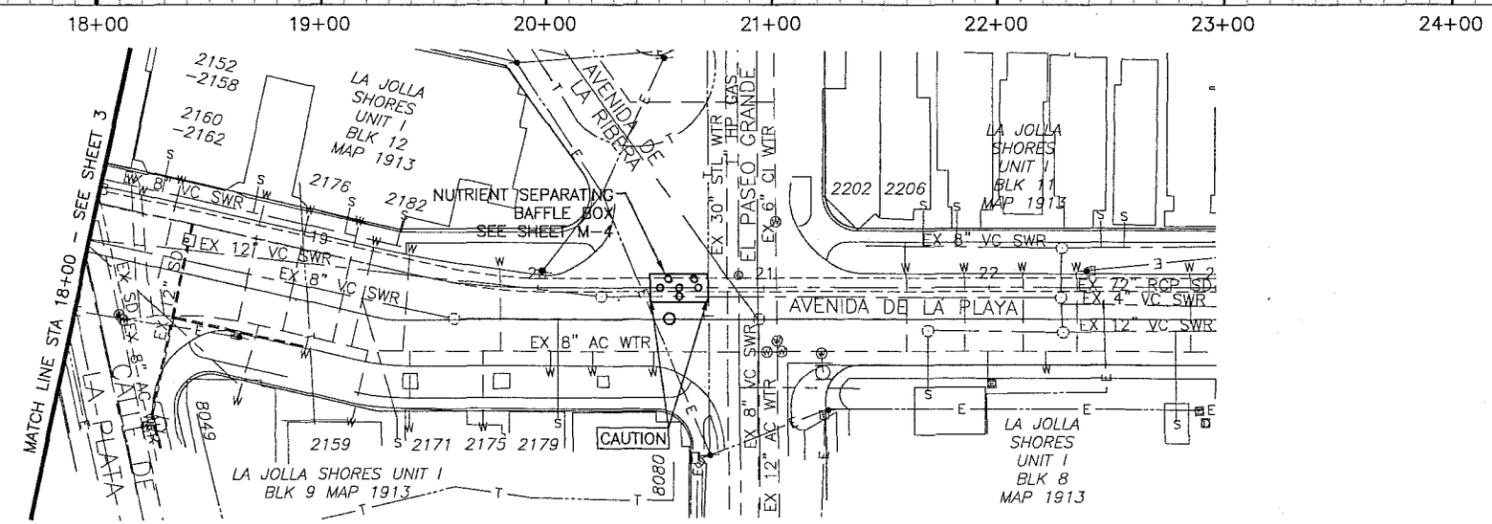
STORM DRAIN RFP1 ACFMENT

30619



ESTIMATED ARCHAEOLOGICAL MONITORING LIMITS (INCLUDES MAIN, LATERALS, AND ALL OTHER TRENCHING ACTIVITIES)		
BEGINNING STATION	ENDING STATION	APPROXIMATE LF
STA 20+50.00	STA 20+80.00	30.00
ESTIMATED PALEONTOLOGICAL MONITORING LIMITS (INCLUDES MAIN, LATERALS, AND ALL OTHER TRENCHING ACTIVITIES)		
STA 20+50.00	STA 20+80.00	30.00
NOTE: ACTUAL LIMITS SHALL BE DETERMINED BY THE PL/MONITOR(S) PRIOR TO CONSTRUCTION AND SHALL BE CONSISTENT WITH THE MITIGATION AND MONITORING REPORTING PROGRAM (MMRP) FOR THE PROJECT.		

SCALE
1" = 40' HORIZ.
1" = 4' VERT.

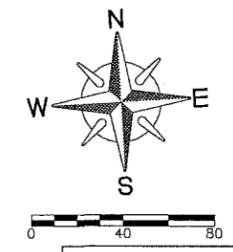


REFERENCE:

WATER:	12079-4-D, 19580-10-D, 26331-7-D
SEWER:	1381&2-D, 3700-D
STORM DRAIN:	25160-2-D, 28986-3-D, 4598-D, 4601-D, 5064-D, 5065-D, 7888-L, 45-307 - 45-316
SDG&E GAS:	250-1689D
SDG&E ELECTRIC:	C2501686
TIME WARNER CABLE TV:	LJ0406DC&DD, LJ0606CC&CD
AT&T TELEPHONE:	B09S
WATER FIELD BOOK:	B09S
SEWER FIELD BOOK:	1227-G5&H5
THOMAS BROS.:	241
HGL:	

RETIREMENTS:
25.33' - 72" RCP SD

CONSTRUCTION NOTE:
USE EXTREME CAUTION WHEN WORKING DUE TO
LOW OVERHEAD UTILITIES



60% SUBMITTAL
NOT FOR
CONSTRUCTION

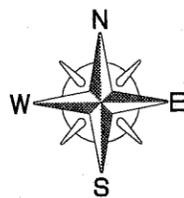
C-2

**AVENIDA DE LA PLAYA - PHASE I
STORM DRAIN REPLACEMENT**

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 04 OF X SHEETS		STORM WBS: B-00909 WATER WBS: B-00416 SEWER WBS: B-00102
APPROVED:	DATE:	SUBMITTED BY:
FOR CITY ENGINEER	DATE	ASSOCIATE ENGINEER
DESCRIPTION	APPROVED	DATE
REVISION	04/12	FILED
		PROJECT ENGINEER
		CONTROL CERTIFICATION
		000-0000
		LAMBERT COORDINATES
CONTRACTOR	DATE STARTED	36465-03-D
INSPECTOR	DATE COMPLETED	

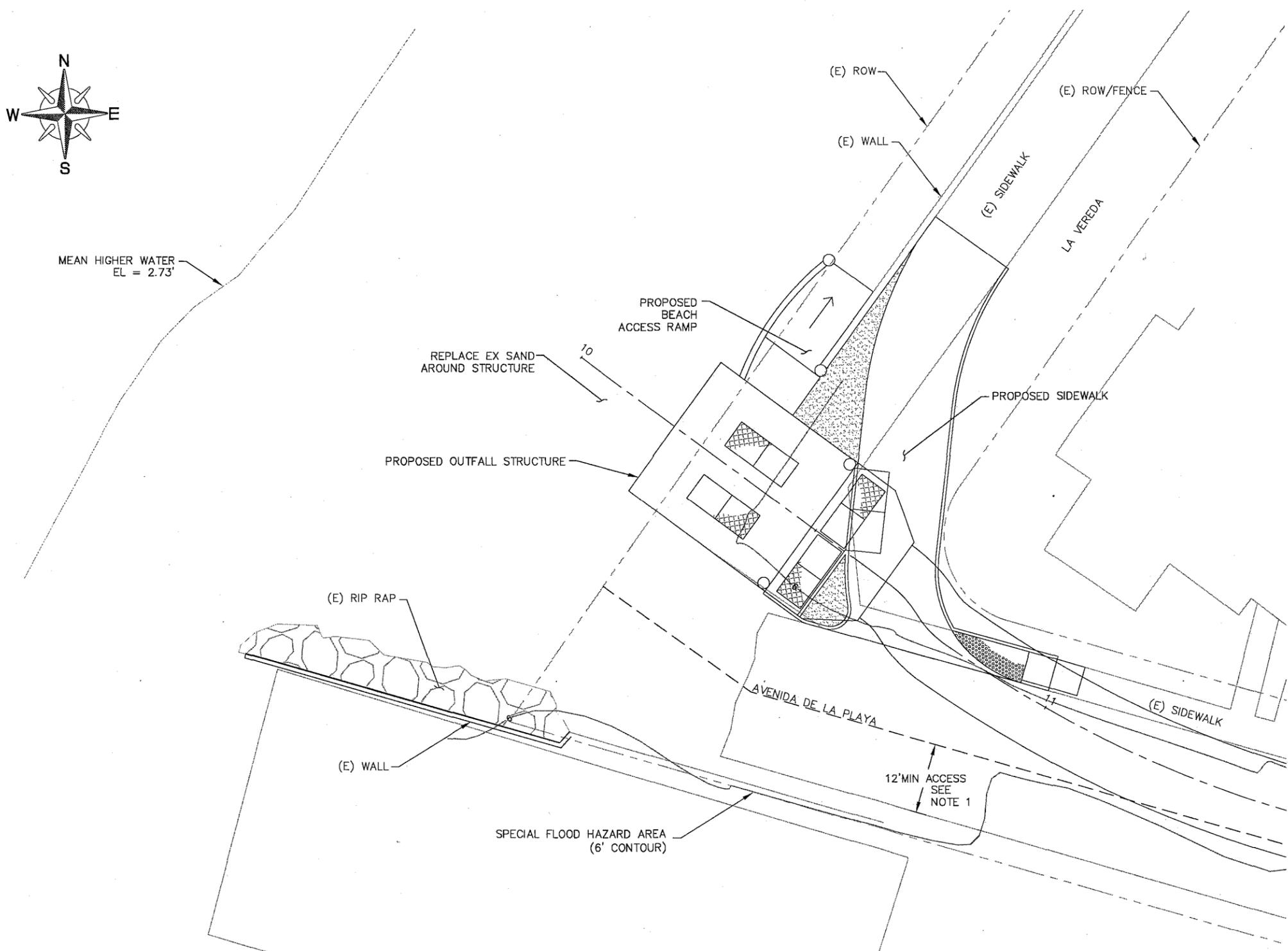
STORM DRAIN REPLACEMENT

4/6/19



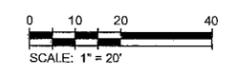
CONSTRUCTION NOTES:

1. DURING CONSTRUCTION, ACCESS FOR BEACH MAINTENANCE VEHICLES, INCLUDING FRONT-END LOADERS, DUMP TRUCKS AND LARGE RAKING TRUCKS WILL BE PROVIDED FROM 6 AM TO 12 NOON ON THURSDAYS, OR DURING TIMES AND DAYS TO BE COORDINATED WITH THE PARK AND RECREATION DEPARTMENT.
2. PERMITTEE/PROJECT MANAGER SHALL INVITE REPRESENTATIVES FROM THE PARK AND RECREATION DEPARTMENT'S SHORELINE BEACHES AND PARKS AND ASSET MANAGEMENT SECTIONS TO THE PRE-CONSTRUCTION MEETING. PERMITTEE/PROJECT MANAGER SHALL PROVIDE A COPY OF THE PROJECT SCHEDULE TO THE PARK AND RECREATION DEPARTMENT REPRESENTATIVES AT THE PRE-CONSTRUCTION MEETING.



MEAN HIGHER WATER
EL = 2.73'

1 SITE IMPROVEMENTS
SCALE: 1"=10'



**60% SUBMITTAL
NOT FOR
CONSTRUCTION**

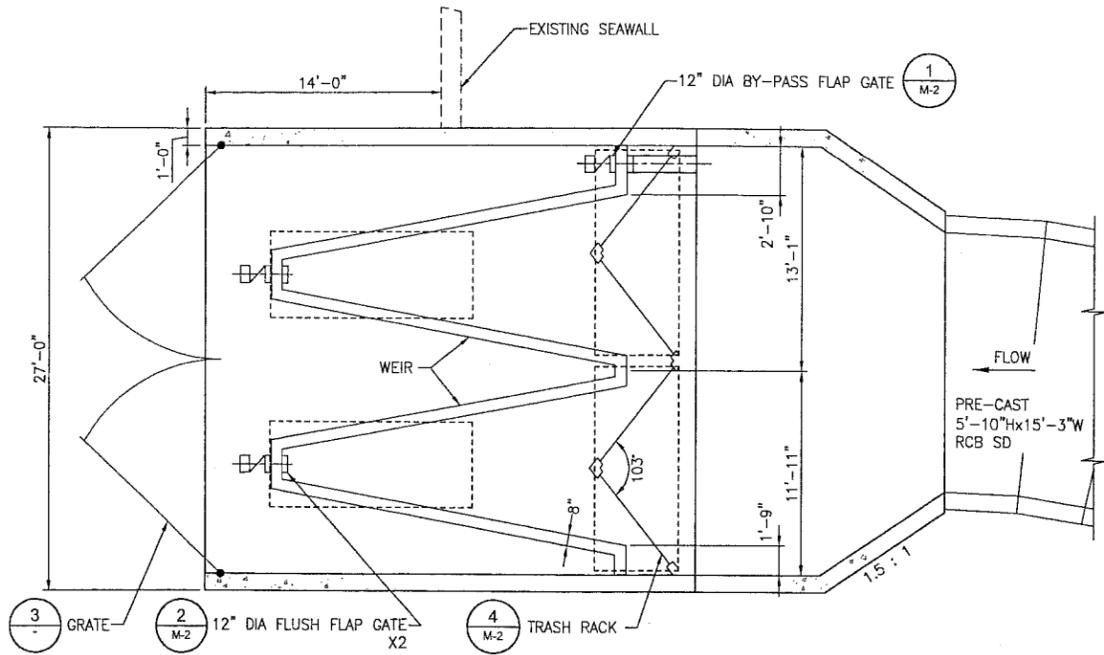
C-3

SITE PLAN

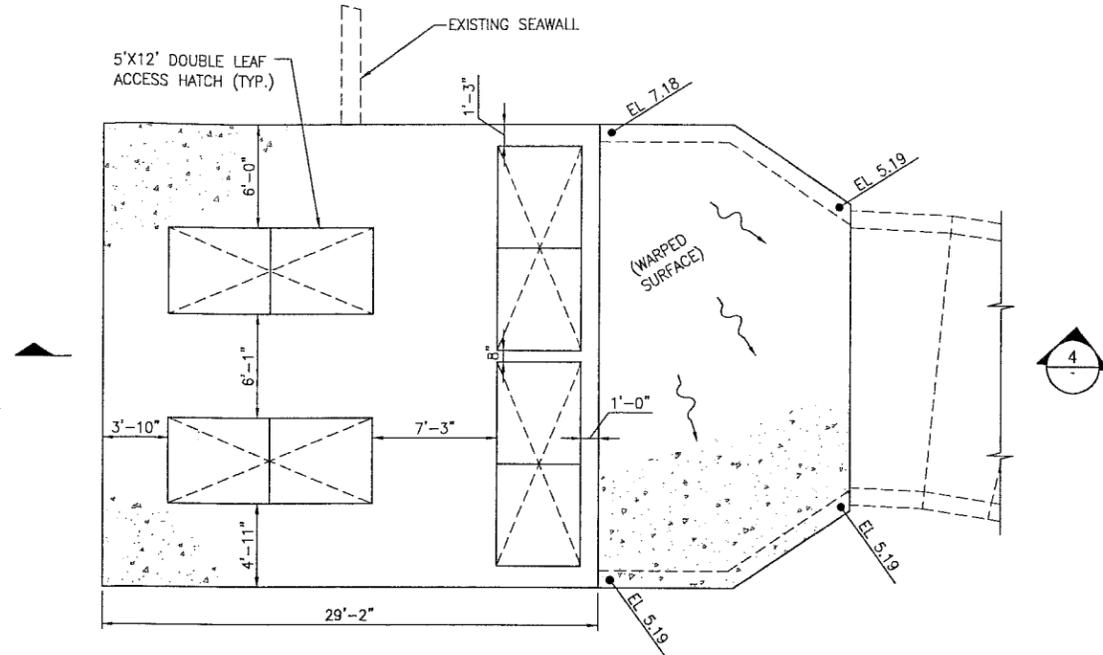
**AVENIDA DE LA PLAYA - PHASE I
SITE PLAN**

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 05 OF X SHEETS		STORM WBS	B-00909
		WATER WBS	B-00416
		SEWER WBS	B-00102
APPROVED:	DATE:	SUBMITTED BY:	
FOR CITY ENGINEER		ASSOCIATE ENGINEER	
DESCRIPTION	APPROVED	DATE	FILED
REVISION	04/12		
CONTROL CERTIFICATION			
000-0000			
LAVERT COORDINATES			
CONTRACTOR	DATE STARTED	36465-06-D	
INSPECTOR	DATE COMPLETED		

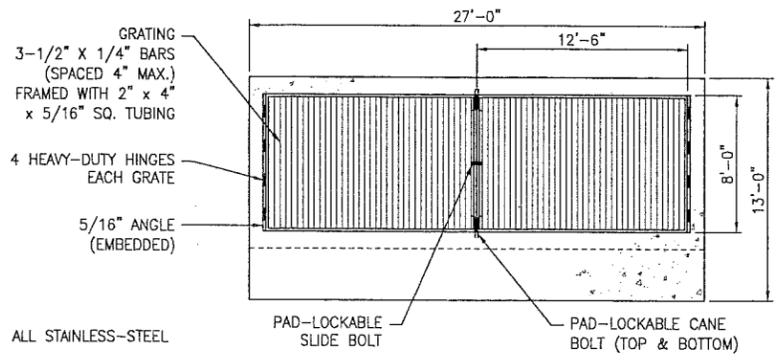
5 of 19



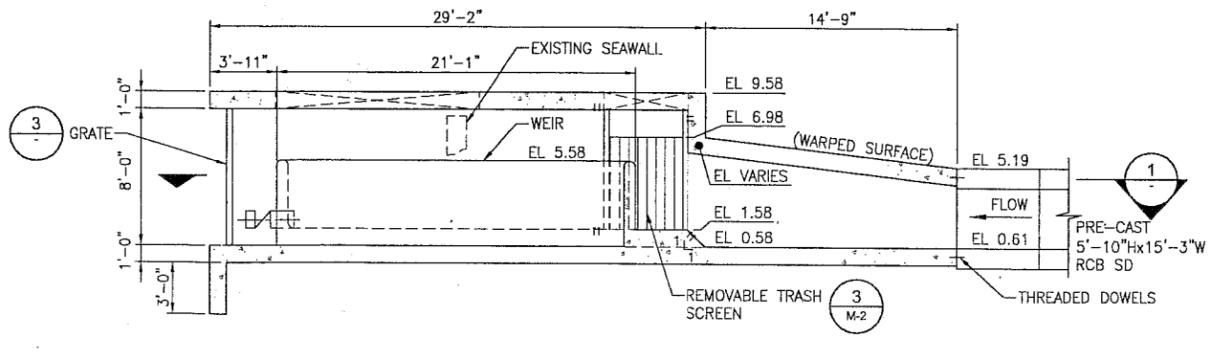
1 SECTION PLAN VIEW
SCALE: 3/16"=1'-0"



2 TOP VIEW
SCALE: 3/16"=1'-0"



3 END VIEW
SCALE: 3/16"=1'-0"



4 SECTION ELEVATION VIEW
SCALE: 3/16"=1'-0"

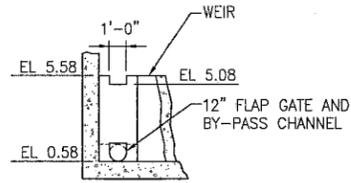
60% SUBMITTAL
NOT FOR
CONSTRUCTION

M-1

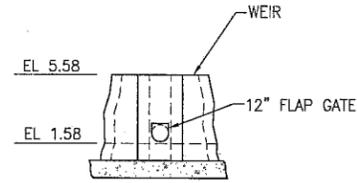
AVENIDA DE LA PLAYA - PHASE I
OUTFALL STRUCTURE

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 06 OF X SHEETS		STORM WBS B-00909	WATER WBS B-00416	SEWER WBS B-00102
APPROVED:	DATE:	SUBMITTED BY:		
FOR CITY ENGINEER	DATE	ASSOCIATE ENGINEER		
DESCRIPTION	APPROVED	DATE	FILMED	CHECKED BY:
REVISION	04/12			PROJECT ENGINEER
CONTRACTOR		DATE STARTED	CONTROL CERTIFICATION	
INSPECTOR	DATE COMPLETED		000-0000	
		LAMBERT COORDINATES		
		36465-04-D		

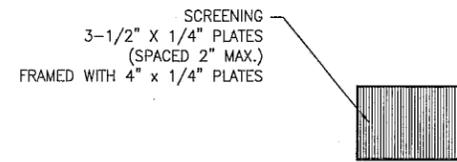
OUTFALL STRUCTURE



1 12" BY-PASS FLAP GATE
SCALE: 3/16"=1'-0"

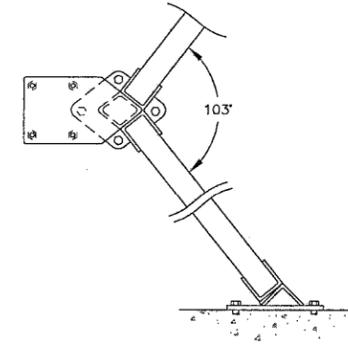


2 12" FLUSH FLAP GATE
SCALE: 3/16"=1'-0"



ALL STAINLESS-STEEL

3 TRASH SCREEN
SCALE: 3/16"=1'-0"



ALL STAINLESS-STEEL

4 TRASH RACK
SCALE: 3/16"=1'-0"

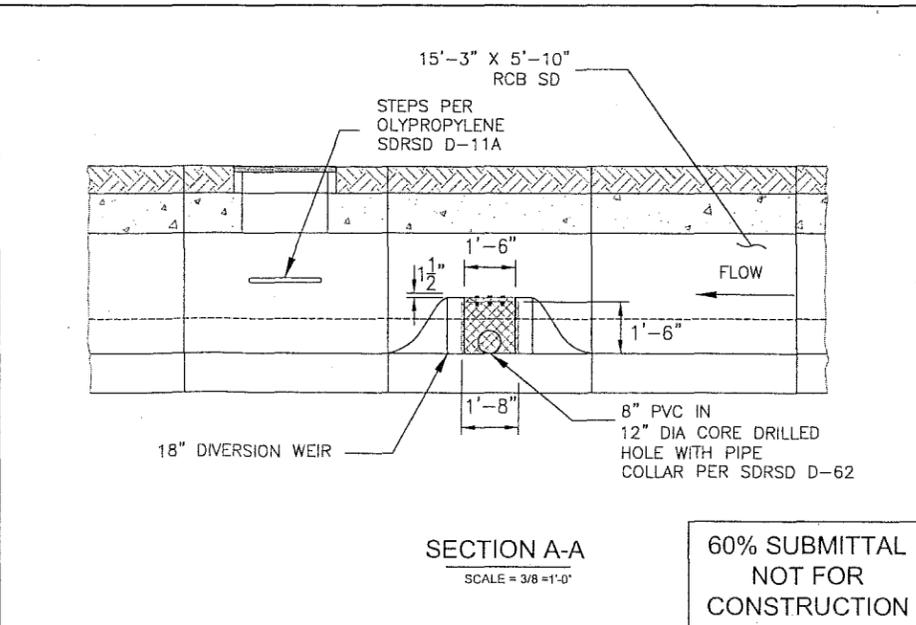
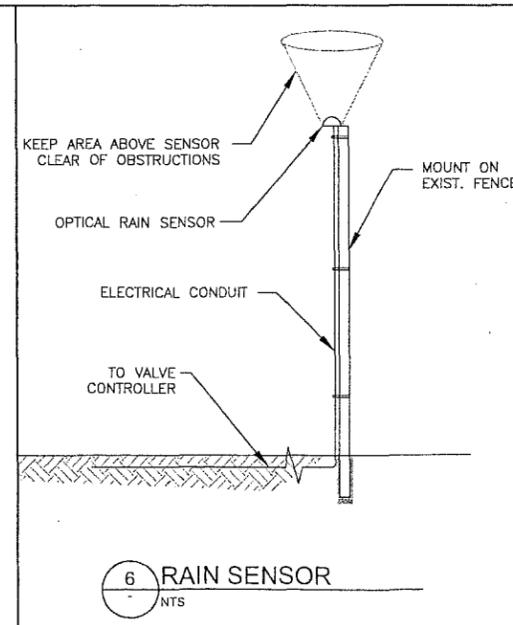
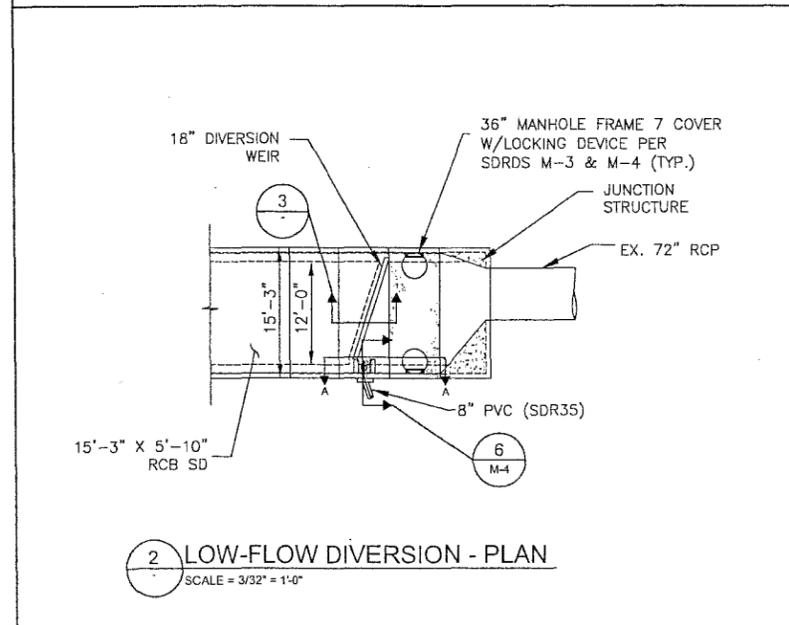
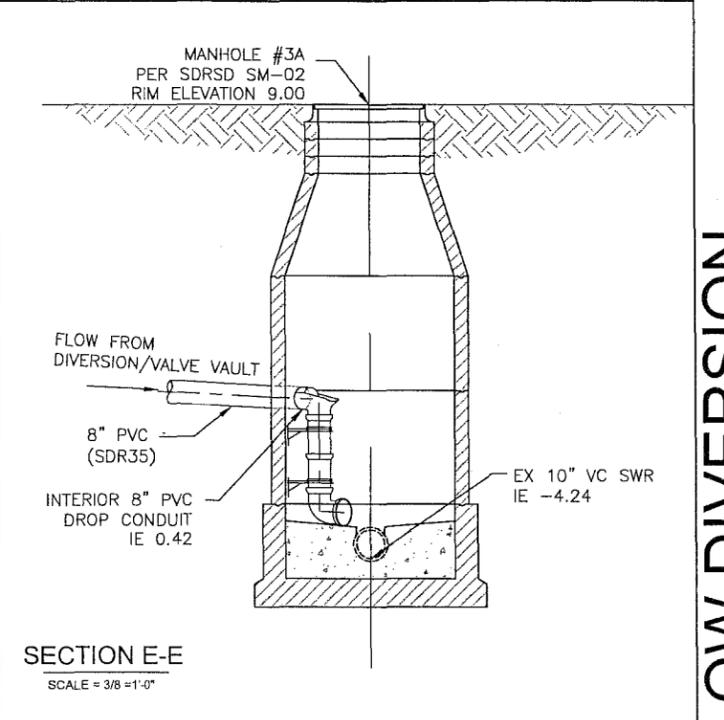
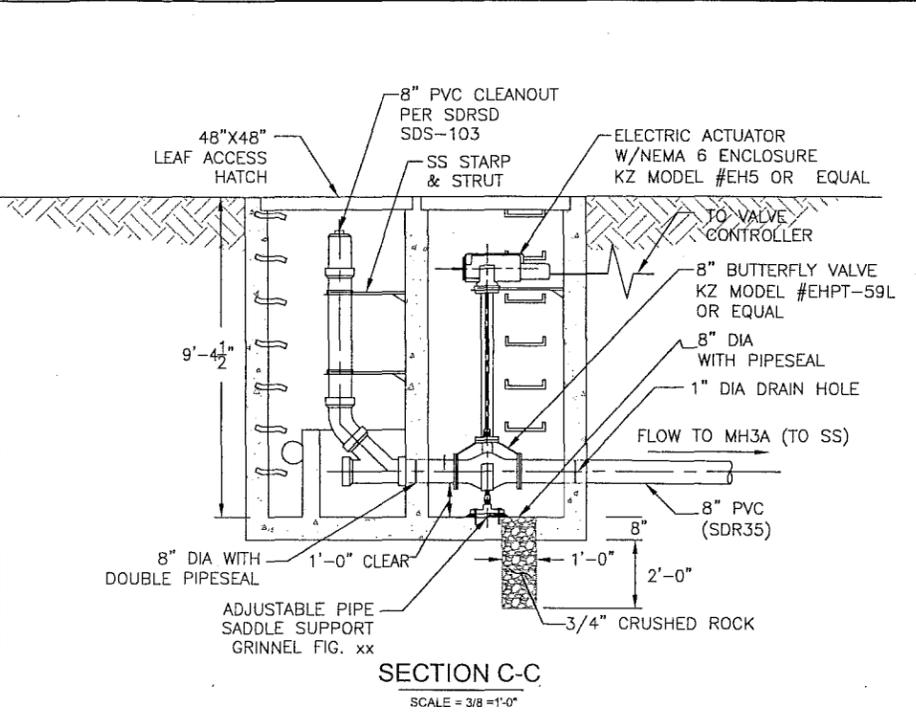
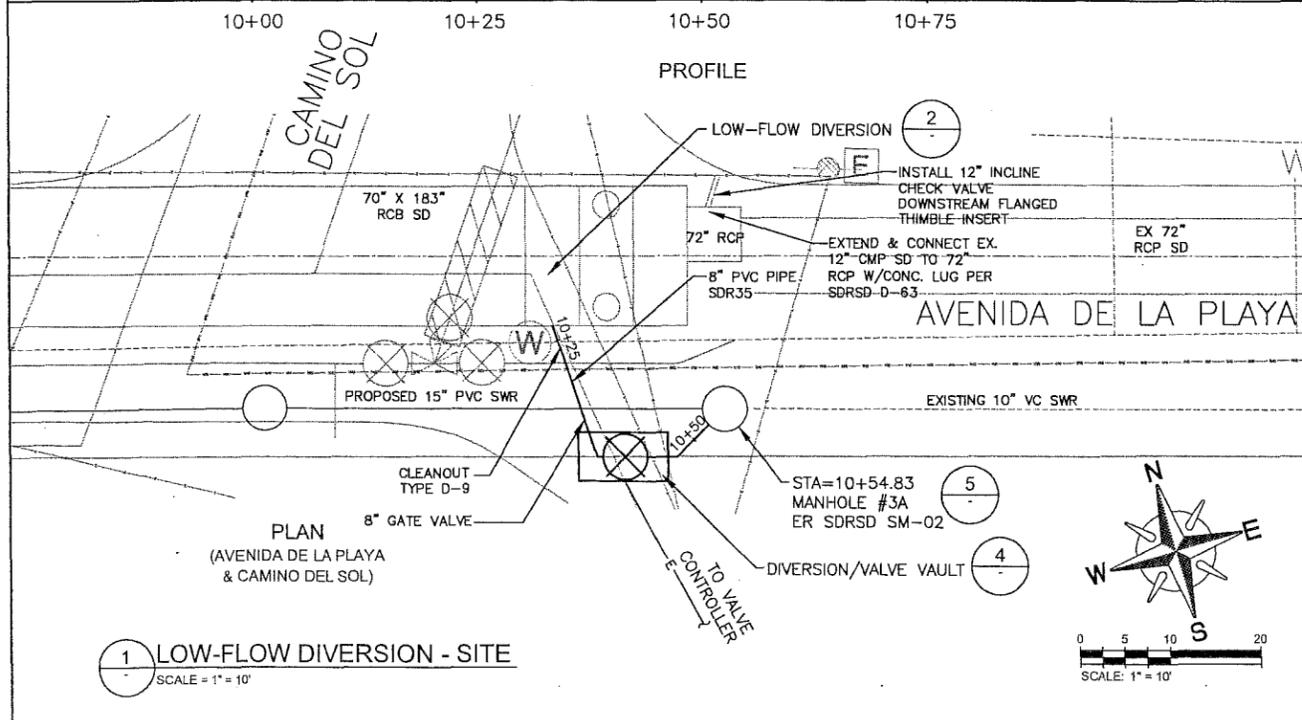
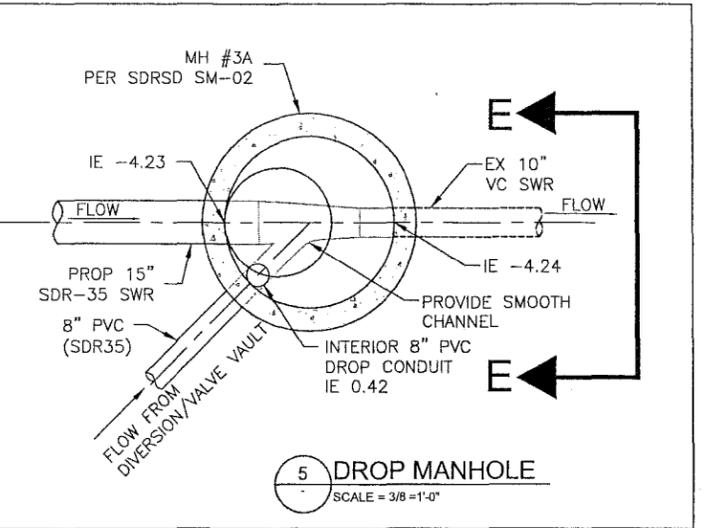
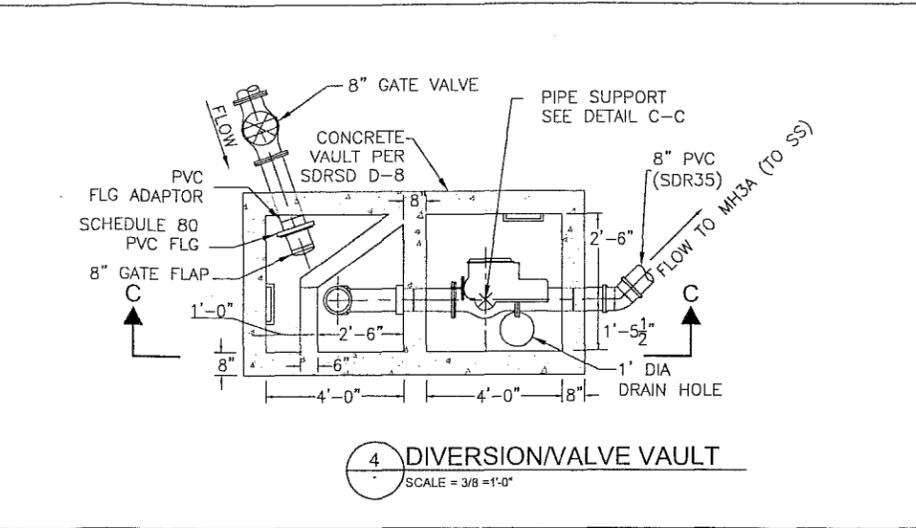
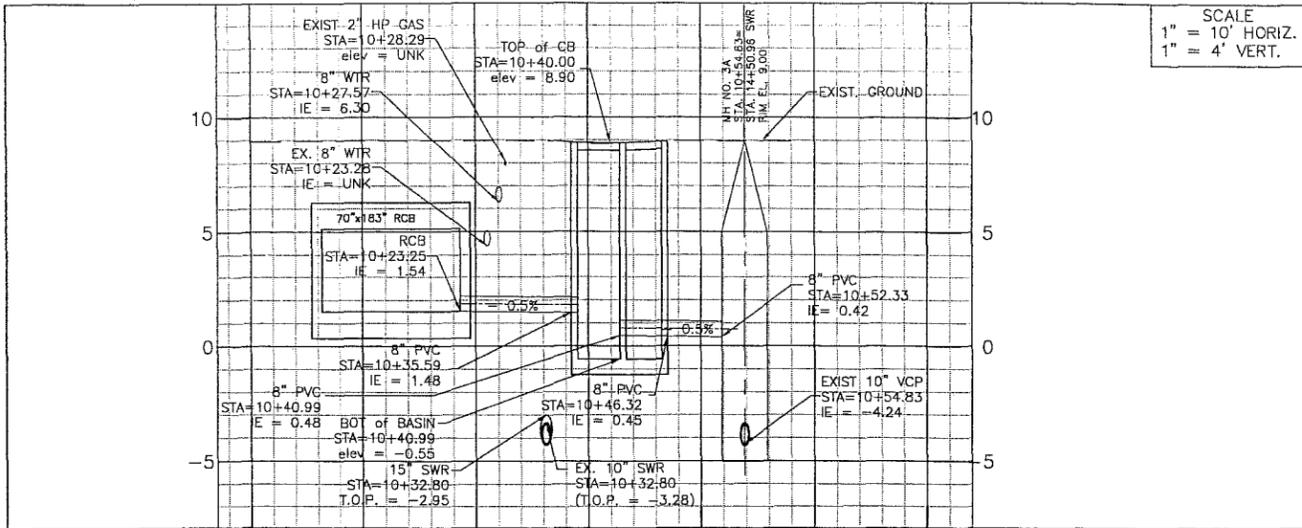
M-2

PLAN & SECTIONS

AVENIDA DE LA PLAYA - PHASE I
PLAN & SECTIONS

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 07 OF X SHEETS		STORM WBS B-00909	WATER WBS B-00416	SEWER WBS B-00102
APPROVED:	FOR CITY ENGINEER	DATE	SUBMITTED BY:	
	DESCRIPTION	APPROVED	DATE	FILMED
	REVISION	04/12		
CONTRACTOR	DATE STARTED	CONTROL CERTIFICATION		000-0000
INSPECTOR	DATE COMPLETED	LAMBERT COORDINATES		36465-05-D

60% SUBMITTAL
NOT FOR
CONSTRUCTION



3 DIVERSION WEIR
SCALE = 1/4" = 1'-0"

SECONDARY CONCRETE FILLET
6" 3/4" CHAMFER
15"R 1'-6" 1'-0"
DRILL & BOND #5 @ 12" O.C.
PRECAST RCB BOTTOM
M-3

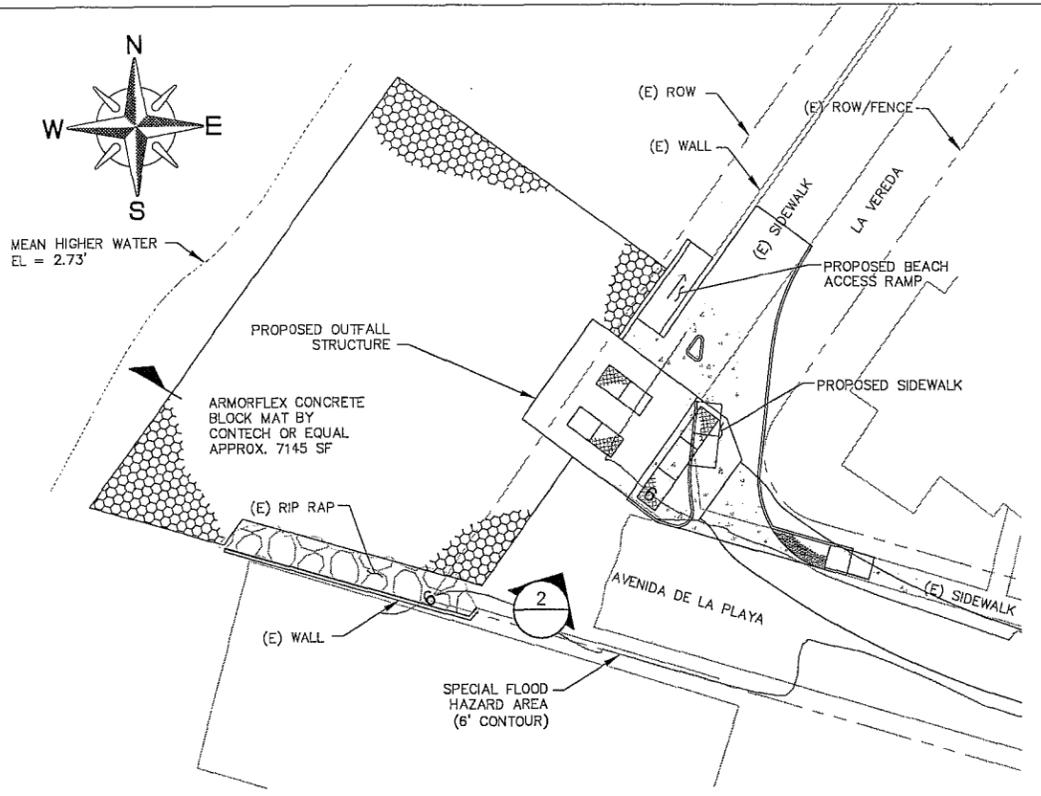
AVENIDA DE LA PLAYA - PHASE I
LOW FLOW DIVERSION

STORM WBS	B-00909
WATER WBS	B-00416
SEWER WBS	B-00102

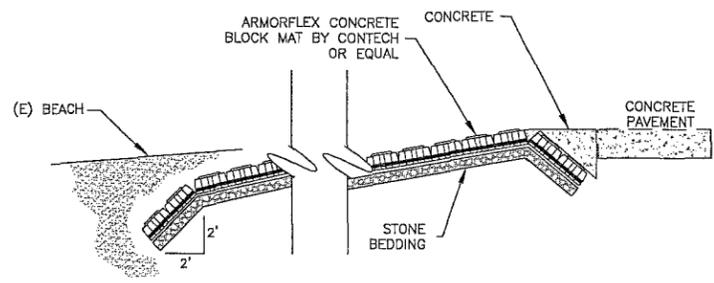
FOR CITY ENGINEER	DATE	ASSOCIATE ENGINEER
DESCRIPTION	APPROVED	DATE
REVISION	04/12	FILED
CONTROL CERTIFICATION		000-0000
CONTRACTOR		LAMBERT COORDINATES
INSPECTOR	DATE STARTED	36465-07-D
	DATE COMPLETED	

60% SUBMITTAL
NOT FOR
CONSTRUCTION

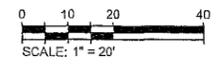
LOW FLOW DIVERSION



1 SITE IMPROVEMENTS
SCALE: 1"=20'



2 EROSION CONTROL SECTION
NTS

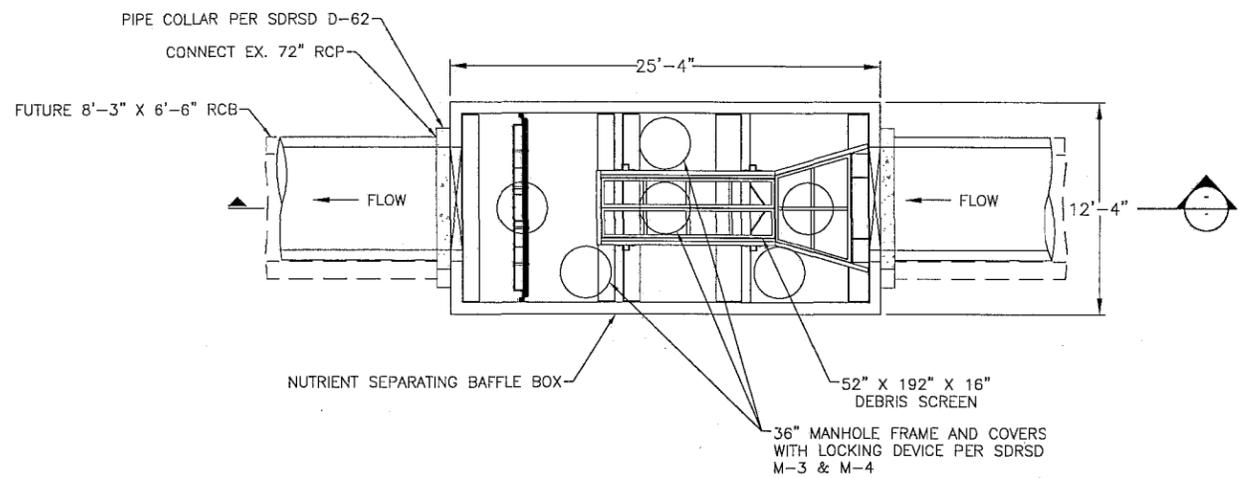


60% SUBMITTAL
NOT FOR
CONSTRUCTION

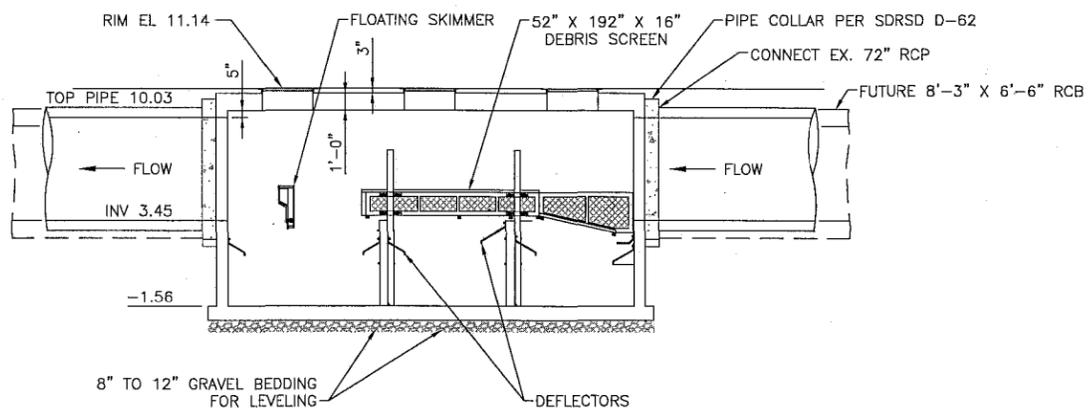
C-3

OUTFALL STRUCTURE - SITE PLAN AVENIDA DE LA PLAYA - PHASE I				
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 1			STORM WBS B-00909	WATER WBS B-00416
			SEWER WBS B-00102	
APPROVED:			DATE	DATE
FOR CITY ENGINEER				ASSOCIATE ENGINEER
DESCRIPTION	APPROVED	DATE	FILED	DESIGNED BY:
ORIGINAL	XX/XX			PROJECT ENGINEER
				CONTROL CERTIFICATION
				000-0000
				LAMBERT COORDINATES
CONTRACTOR	DATE STARTED			36465-06-D
INSPECTOR	DATE COMPLETED			

9 of 19

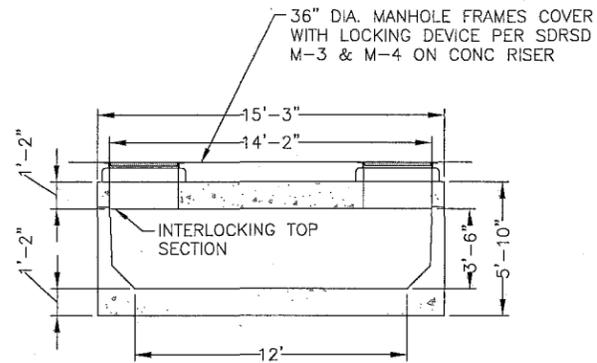


PLAN

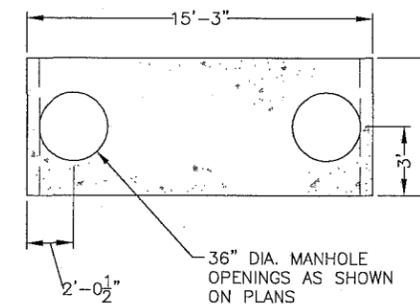


SECTION

1 NUTRIENT SEPARATING BAFFLE BOX
SCALE: 3/16" = 1'-0"



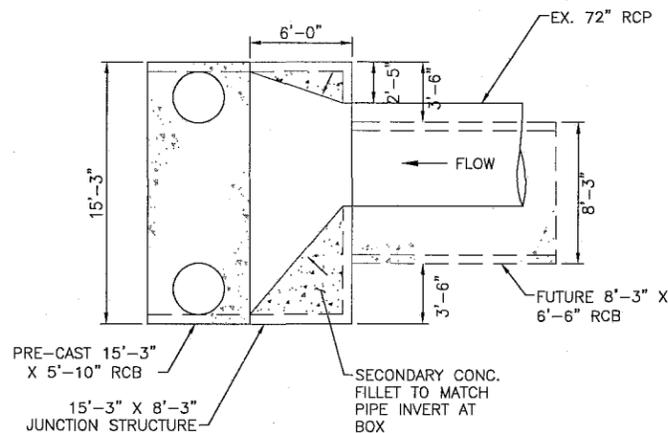
2 PRE-CAST RCB - SECTION
SCALE: 1/4" = 1'



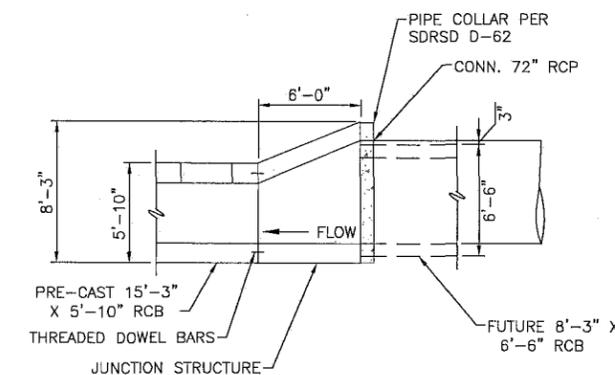
3 PRE-CAST RCB - PLAN
SCALE: 1" = XX'

2 PRE-CAST RCB - SECTION
SCALE: 1/4" = 1'

3 PRE-CAST RCB - PLAN
SCALE: 1" = XX'



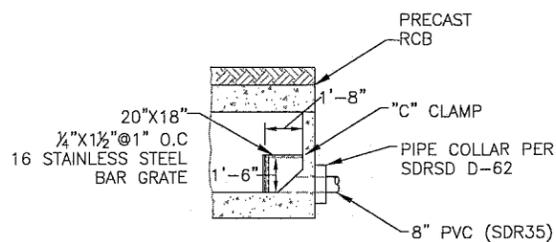
4 JUNCTION STRUCTURE - PLAN
SCALE: 3/16" = 1'-0"



5 JUNCTION STRUCTURE - SECTION
SCALE: 3/16" = 1'-0"

4 JUNCTION STRUCTURE - PLAN
SCALE: 3/16" = 1'-0"

5 JUNCTION STRUCTURE - SECTION
SCALE: 3/16" = 1'-0"



6 LOW-FLOW DIVERSION DETAIL (SEE SHEET M3)
SCALE: 1/4" = 1'-0"

7 XXXX
SCALE: 1" = XX'

8 XXXX
SCALE: 1" = XX'

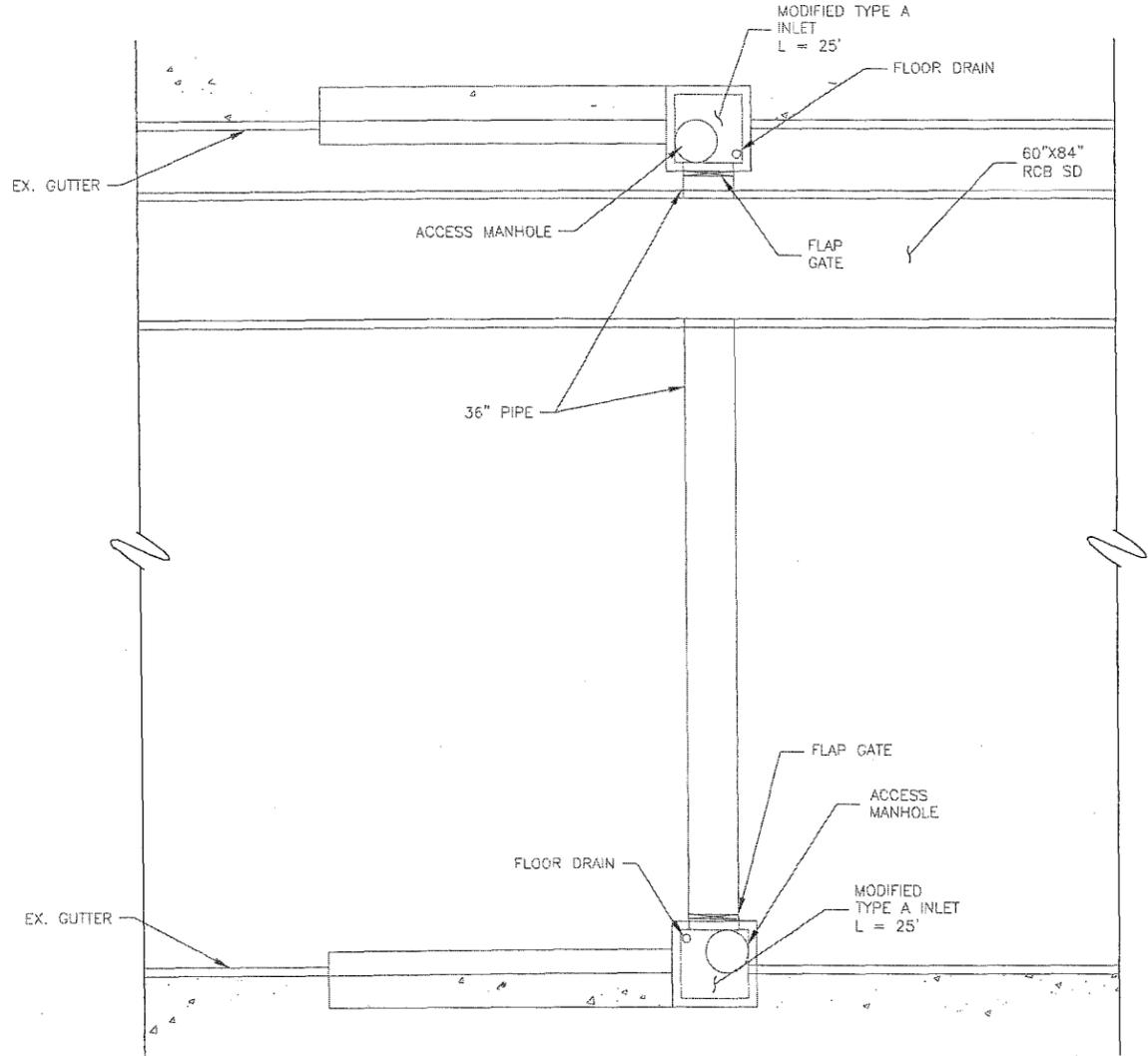
60% SUBMITTAL
NOT FOR
CONSTRUCTION

AVENIDA DE LA PLAYA - PHASE I
STORM DRAIN STRUCTURES

STORM WBS	B-00909
WATER WBS	B-00416
SEWER WBS	B-00102
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 09 OF X SHEETS	
APPROVED:	DATE:
FOR CITY ENGINEER	ASSOCIATE ENGINEER
DESCRIPTION	APPROVED
REVISION	04/12
DATE	FILMED
CONTROL CERTIFICATION	000-0000
LAMBERT COORDINATES	36465-08-D
CONTRACTOR	DATE STARTED
INSPECTOR	DATE COMPLETED

M-4

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1 FUTURE OVERFLOW STRUCTURE
SCALE = 3/32" = 1'-0"

2 XXXX
SCALE = 1" = XX'

3 XXXX
SCALE = 1" = XX'

4 XXXX
SCALE = 1" = XX'

5 XXXX
SCALE = 1" = XX'

6 XXXX
SCALE = 1" = XX'

7 XXXX
SCALE = 1" = XX'

8 XXXX
SCALE = 1" = XX'

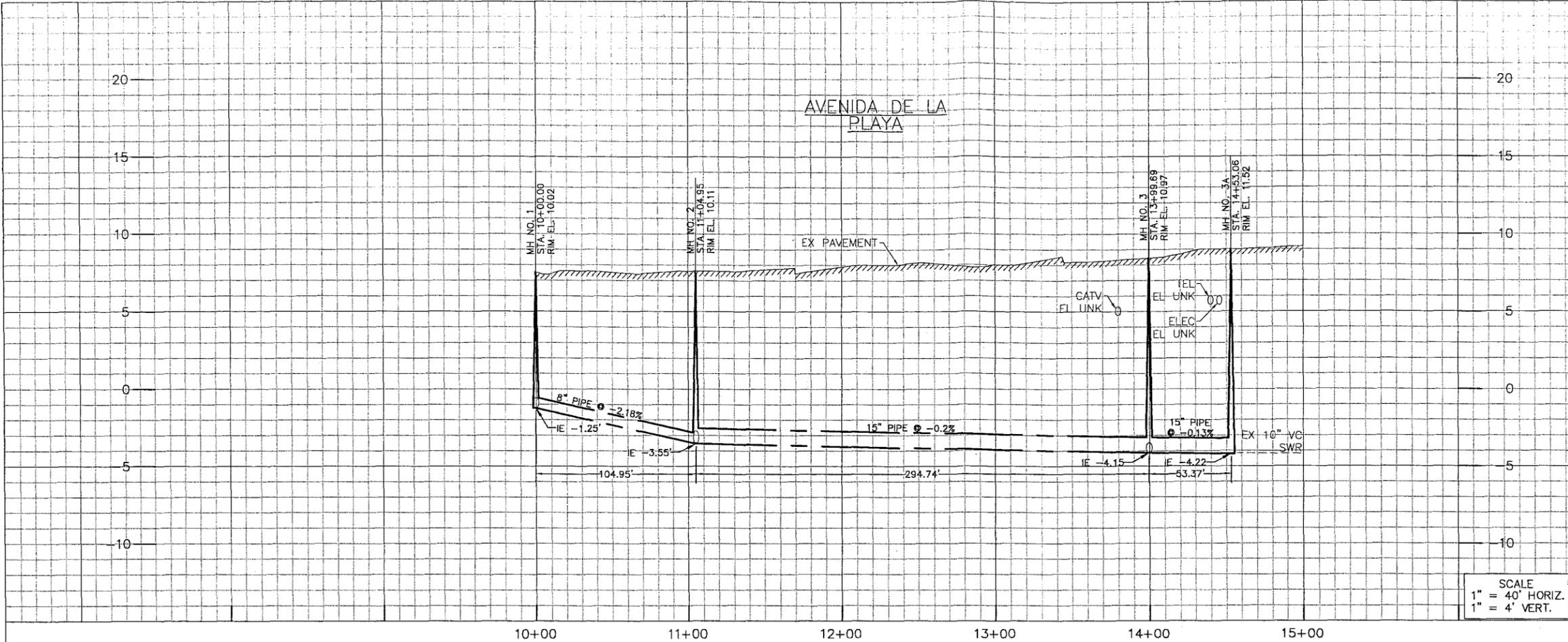
60% SUBMITTAL
NOT FOR
CONSTRUCTION

M-5

OVERFLOW STRUCTURE
AVENIDA DE LA PLAYA - PHASE I

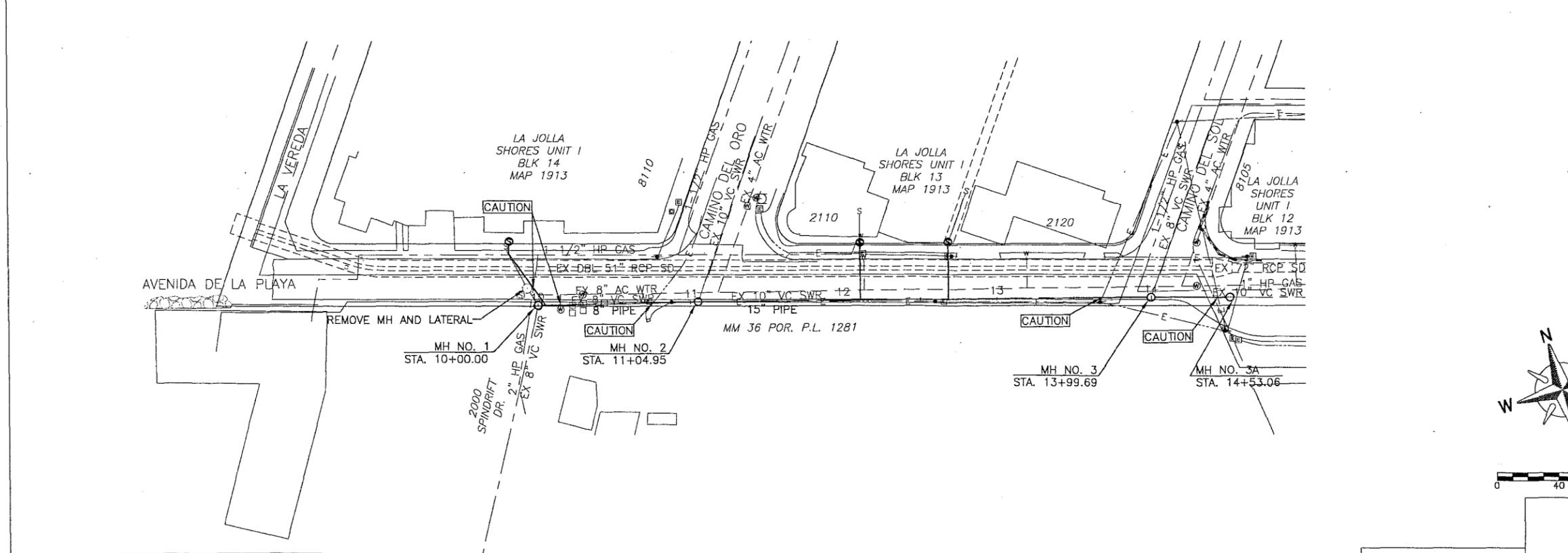
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET		STORM WBS B-00909	WATER WBS B-00416	SEWER WBS B-00102
APPROVED:	FOR CITY ENGINEER	DATE	SUBMITTED BY:	
DESCRIPTION	APPROVED	DATE	FILMED	ASSOCIATE ENGINEER
ORIGINAL	XX/XX			PROJECT ENGINEER
				CONTROL CERTIFICATION
				000-0000
				LAMBERT COORDINATES
				36465-09-D
CONTRACTOR	DATE STARTED	INSPECTOR		
	DATE COMPLETED			

11/06/19



ESTIMATED ARCHAEOLOGICAL MONITORING LIMITS (INCLUDES MAIN, LATERALS, AND ALL OTHER TRENCHING ACTIVITIES)		
BEGINNING STATION	ENDING STATION	APPROXIMATE LF
STA 9+50.00	STA 15+00.00	550.00
ESTIMATED PALEONTOLOGICAL MONITORING LIMITS (INCLUDES MAIN, LATERALS, AND ALL OTHER TRENCHING ACTIVITIES)		
STA 9+50.00	STA 15+00.00	550.00
NOTE: ACTUAL LIMITS SHALL BE DETERMINED BY THE PL/MONITOR(S) PRIOR TO CONSTRUCTION AND SHALL BE CONSISTENT WITH THE MITIGATION AND MONITORING REPORTING PROGRAM (MMRP) FOR THE PROJECT.		

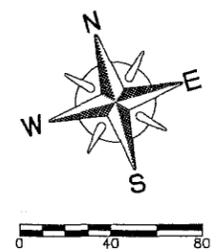
SCALE
1" = 40' HORIZ.
1" = 4' VERT.



REFERENCE:

WATER:	12079-4-D, 19580-10-D, 26331-7-D
SEWER:	1381&2-D, 3700-D
STORM DRAIN:	25160-2-D, 28986-3-D, 4598-D, 4601-D, 5064-D, 5065-D, 7888-L, 45-307 - 45-316
SDG&E GAS:	250-1689D
SDG&E ELECTRIC:	C2501686
TIME WARNER CABLE TV:	LJ0406DC&DD, LJ0606CC&CD
AT&T TELEPHONE:	B09S
WATER FIELD BOOK:	B09S
SEWER FIELD BOOK:	1227-G5&H5
THOMAS BROS.:	241
HGL:	

RETIREMENTS:
150' - 8" VC
50' - 10" VC
4 - MH
3 - 4" LATERAL



CONSTRUCTION NOTE:
USE EXTREME CAUTION WHEN WORKING DUE TO LOW OVERHEAD UTILITIES

60% SUBMITTAL
NOT FOR
CONSTRUCTION

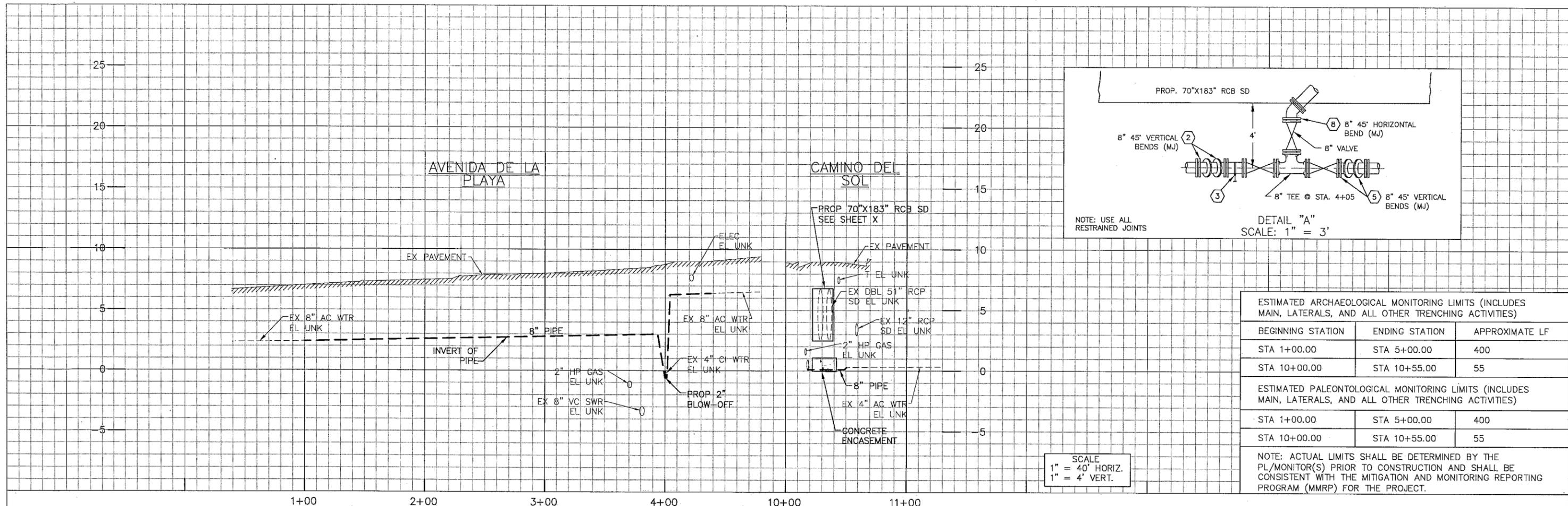
**AVENIDA DE LA PLAYA - PHASE I
SEWER LINE REPLACEMENT**

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET X OF X SHEETS

APPROVED:	DATE:
FOR CITY ENGINEER	ASSOCIATE ENGINEER
DESCRIPTION	APPROVED DATE FILMED
REVISION	04/12
CONTROL CERTIFICATION	
000-0000	
LAMBERT COORDINATES	
CONTRACTOR	DATE STARTED
INSPECTOR	DATE COMPLETED
36465-10-D	

C-4

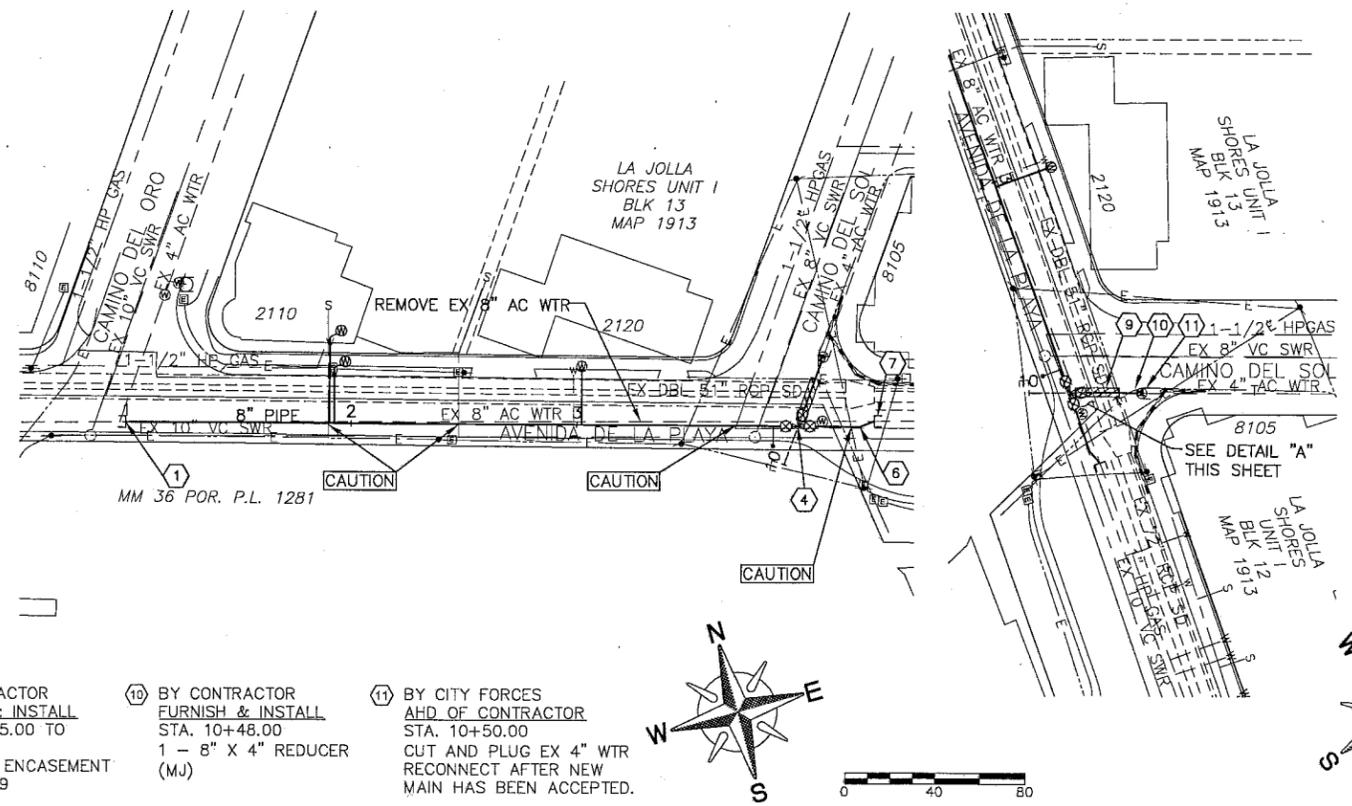
SEWER LINE REPLACEMENT



ESTIMATED ARCHAEOLOGICAL MONITORING LIMITS (INCLUDES MAIN, LATERALS, AND ALL OTHER TRENCHING ACTIVITIES)		
BEGINNING STATION	ENDING STATION	APPROXIMATE LF
STA 1+00.00	STA 5+00.00	400
STA 10+00.00	STA 10+55.00	55
ESTIMATED PALEONTOLOGICAL MONITORING LIMITS (INCLUDES MAIN, LATERALS, AND ALL OTHER TRENCHING ACTIVITIES)		
STA 1+00.00	STA 5+00.00	400
STA 10+00.00	STA 10+55.00	55

NOTE: ACTUAL LIMITS SHALL BE DETERMINED BY THE PL/MONITOR(S) PRIOR TO CONSTRUCTION AND SHALL BE CONSISTENT WITH THE MITIGATION AND MONITORING REPORTING PROGRAM (MMRP) FOR THE PROJECT.

- 1 BY CITY FORCES
AHD OF CONTRACTOR
STA. 1+00.00
CUT AND PLUG EX 8" AC WTR
RECONNECT AFTER NEW
MAIN HAS BEEN ACCEPTED.
- 2 BY CONTRACTOR
FURNISH & INSTALL
STA. 3+95.00
1-8" 45° BEND (MJ)
1-8" 45° BEND (MJ)
- 3 BY CONTRACTOR
FURNISH & INSTALL
STA. 4+02.00
1 - 2" BLOW-OFF ASSEMBLY
- 4 BY CONTRACTOR
FURNISH & INSTALL
STA. 4+05.00
1 - 8" X 8" TEE (F, F, F)
3 - 8" VALVE (F, MJ) BK, AHD, LT
- 5 BY CONTRACTOR
FURNISH & INSTALL
STA. 4+08.00
1-8" 45° BEND (MJ)
1-8" 45° BEND (MJ)
- 6 BY CONTRACTOR
FURNISH & INSTALL
STA. 4+28.00
1 - 8" 22.5° BEND (MJ)
1 - 8" 22.5° BEND (MJ)
- 7 BY CITY FORCES
AHD OF CONTRACTOR
STA. 4+32.00
CUT AND PLUG EX 8" WTR
RECONNECT AFTER NEW
MAIN HAS BEEN ACCEPTED.
- 8 BY CONTRACTOR
FURNISH & INSTALL
STA. 10+23.00
1-8" 45° BEND (MJ)
- 9 BY CONTRACTOR
FURNISH & INSTALL
STA. 10+25.00 TO
10+45.00
CONCRETE ENCASEMENT
PER WP-09
- 10 BY CONTRACTOR
FURNISH & INSTALL
STA. 10+48.00
1 - 8" X 4" REDUCER
(MJ)
- 11 BY CITY FORCES
AHD OF CONTRACTOR
STA. 10+50.00
CUT AND PLUG EX 4" WTR
RECONNECT AFTER NEW
MAIN HAS BEEN ACCEPTED.



CITY FORCES NOTES:
LIMITS OF HIGHLINING APPROXIMATELY FROM CAMINO DEL ORO TO CAMINO DEL SOL SHALL BE HIGHLIGHTED BY CITY FORCES PRIOR TO CONSTRUCTION. CITY FORCES TO FURNISH HIGHLINING MATERIALS AND PERFORM TRANSFER OF SERVICES.

CONSTRUCTION NOTES:
THE CONTRACTOR SHALL POTHOLE CROSSING OF UTILITIES TO VERIFY ELEVATION. CONTRACTOR SHALL PROVIDE ALL POTHOLE DATA TO THE RESIDENT ENGINEER.

USE EXTREME CAUTION WHEN WORKING DUE TO LOW OVERHEAD UTILITIES

REFERENCE:

WATER: 12079-4-D, 19580-10-D, 26331-7-D
SEWER: 1381&2-D, 3700-D
STORM DRAIN: 25160-2-D, 28986-3-D, 4598-D, 4601-D, 5064-D, 5065-D, 7888-L, 45-307 - 45-316

SDC&E GAS: 250-1689D
SDC&E ELECTRIC: C2501688
TIME WARNER CABLE TV: LJ0406DC&DD, LJ0606CC&CD
AT&T TELEPHONE: B09S
WATER FIELD BOOK: B09S
SEWER FIELD BOOK: 1227-G5&H5
THOMAS BROS.: 241
HGL: 241

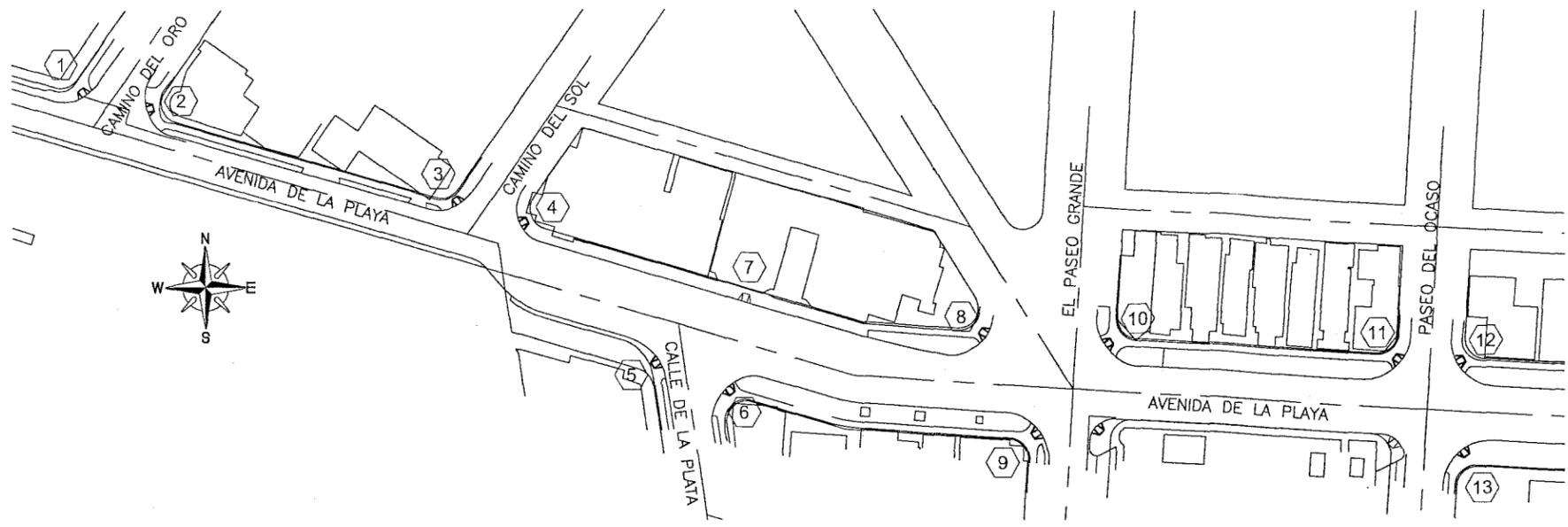
RETIREMENTS:
30' - 4" CI - 19XX
340' - 8" CI - 19XX
2 - 8" WATER VALVES

C-5

AVENIDA DE LA PLAYA - PHASE I WATER LINE REPLACEMENT			
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET X OF X SHEETS		STORM WBS: B-00909	WATER WBS: B-00416
APPROVED: _____ DATE: _____		SEWER WBS: B-00102	ASSOCIATE ENGINEER
FOR CITY ENGINEER	DATE	CHECKED BY:	PROJECT ENGINEER
DESCRIPTION	APPROVED DATE	CONTROL CERTIFICATION	000-0000 LAMBERT COORDINATES
REVISION	04/12	CONTRACTOR	DATE STARTED
		INSPECTOR	DATE COMPLETED
		36465-12-D	

60% SUBMITTAL
NOT FOR
CONSTRUCTION

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CURB RAMPS
SCALE: 1" = 60'

CURB RAMP NOTES TABLE								
LOCATION	RAMP TYPE	NEW	REPLACEMENT	HISTORIC STAMPS	TRUNCATED DOME MATERIAL		CONSTRAINTS	COMMENTS / MODIFICATIONS
					*STAINLESS STEEL	*COMPOSITE		
1	A		X					
2	A		X					
3	C2		X					
4	A		X					
5	A		X					
6	A		X					
7	B		X					
8	A		X					
9	A		X					
10	A		X					
11	A		X					
12	A		X					
13	A		X					

* THE DETECTABLE WARNING TILES SHALL BE PER THE CITY'S APPROVED MATERIALS LIST.

LEGEND		
Ⓝ	CURB RAMP NUMBER	PROPOSED CURB RAMP PER STANDARD DRAWINGS:
⦿	EX UTILITY POLE	CURB RAMP TYPES A & B SDG-132
⊙	EX FIRE HYDRANT	CURB RAMP TYPE C1 SDG-134
⊗	EX STREET LIGHT	CURB RAMP TYPE C2 SDG-135
⊘	EX TREE	CURB RAMP TYPE D SDG-136
⊠	EX STREET SIGN	TRUNCATED DOMES SDG-130
⊡	EX CURB RAMP	CURB RAMP DETAILS SDG-137
⊞	EX ELEC MH	EX STAMP/IMPRESSION PLACEMENT SDG-115
⊟	EX ELEC STRUCT	

NOTE:
CONTRACTOR TO NOTIFY CITY SURVEYING DEPT 30 DAYS PRIOR TO REMOVAL OF SIDEWALK FOR CURB RAMP CONSTRUCTION TO RELOCATE ANY SURVEY MARKERS IN THE AREA.

C-6

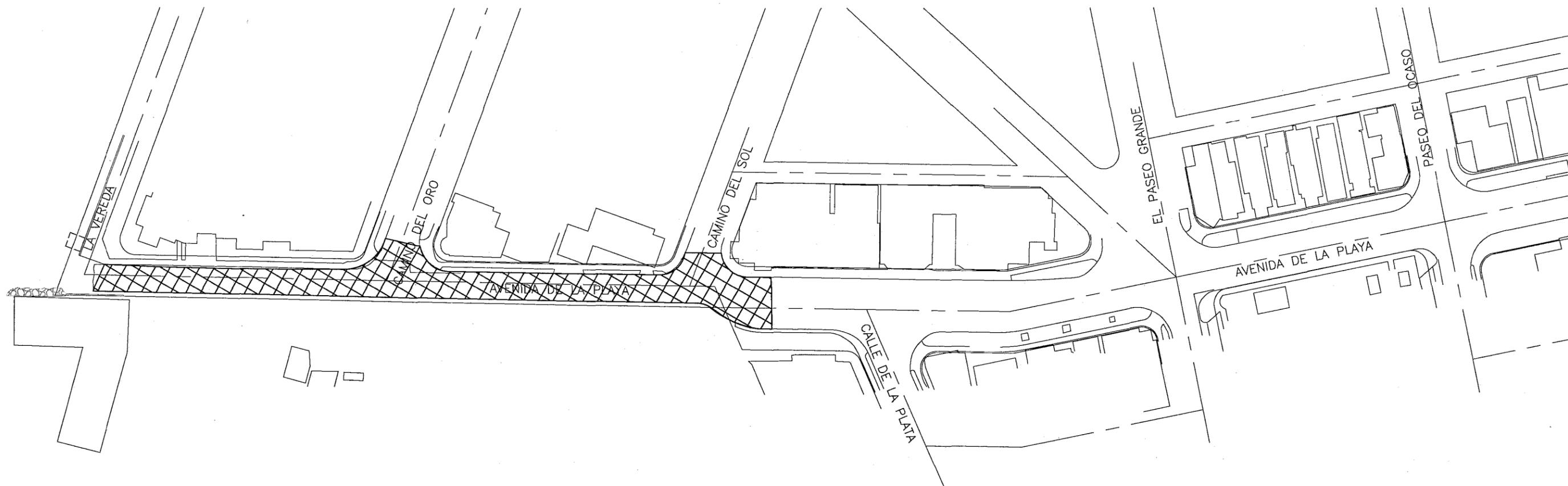
**AVENIDA DE LA PLAYA - PHASE I
CURB RAMPS & DETAILS**

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET X OF X SHEETS		STORM WBS B-00909
		WATER WBS B-00416
		SEWER WBS B-00102
APPROVED:	DATE:	SUBMITTED BY:
FOR CITY ENGINEER		ASSOCIATE ENGINEER
DESCRIPTION	APPROVED DATE FILMED	CHECKED BY:
REVISION	04/12	PROJECT ENGINEER
		CONTROL CERTIFICATION
		000-0000
		LAMBERT COORDINATES
CONTRACTOR	DATE STARTED	36465-14-D
INSPECTOR	DATE COMPLETED	

60% SUBMITTAL
NOT FOR
CONSTRUCTION

140619

CURB RAMPS & DETAILS



STREET RESURFACING
SCALE: 1" = 50'

LEGEND	
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	XXXX
	XXXX

NOTE:
CONTRACTOR TO NOTIFY CITY SURVEYING DEPT 30 DAYS PRIOR TO REMOVAL OF SIDEWALK FOR CURB RAMP CONSTRUCTION TO RELOCATE ANY SURVEY MARKERS IN THE AREA.

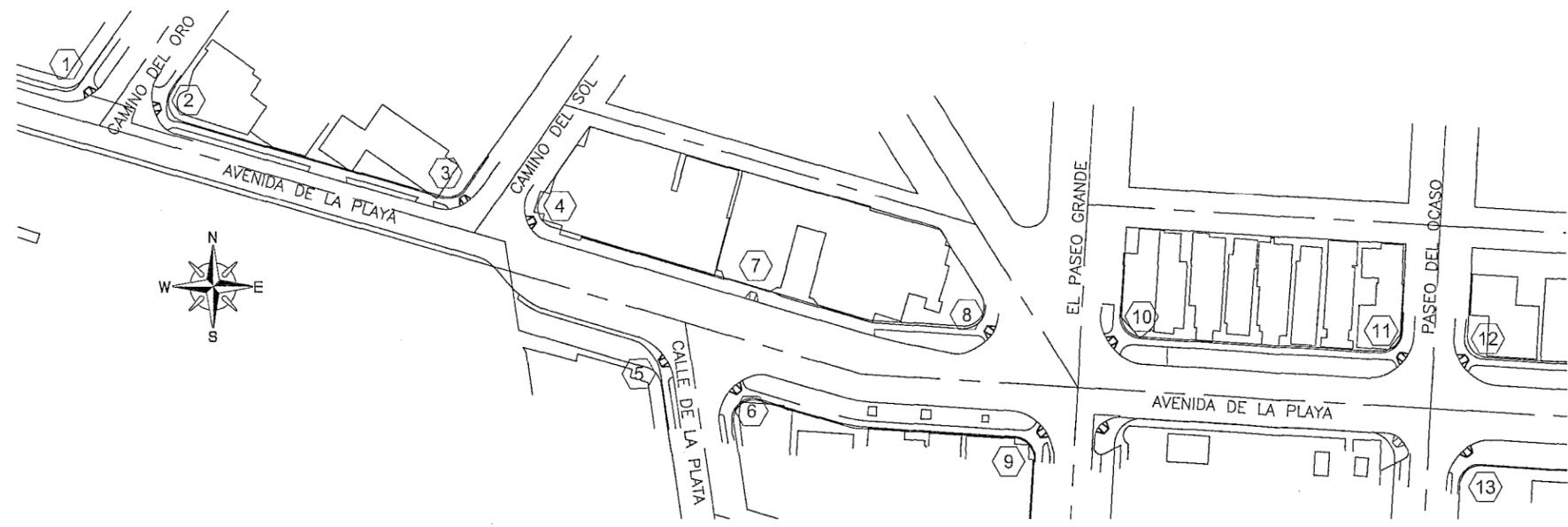
C-7

**AVENIDA DE LA PLAYA - PHASE I
STREET RESURFACING**

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET X OF X SHEETS		STORM WBS B-00909	WATER WBS B-00416	SEWER WBS B-00102
APPROVED:	DATE:	SUBMITTED BY:		
FOR CITY ENGINEER	DATE	ASSOCIATE ENGINEER		
DESCRIPTION	APPROVED	DATE	FILMED	CHECKED BY:
REVISION	04/12			PROJECT ENGINEER
				CONTROL CERTIFICATION
				000-0000
				LAMBERT COORDINATES
CONTRACTOR	DATE STARTED	36465-15-D		
INSPECTOR	DATE COMPLETED			

60% SUBMITTAL
NOT FOR
CONSTRUCTION

STREET RESURFACING



CURB RAMPS
1" = 60'

CURB RAMP NOTES TABLE								
LOCATION #	RAMP TYPE	NEW	REPLACEMENT	HISTORIC STAMPS	TRUNCATED DOME MATERIAL		CONSTRAINTS	COMMENTS / MODIFICATIONS
					*STAINLESS STEEL	*COMPOSITE		
1	A		X					
2	A		X					
3	C2		X					
4	A		X					
5	A		X					
6	A		X					
7	B		X					
8	A		X					
9	A		X					
10	A		X					
11	A		X					
12	A		X					
13	A		X					

* THE DETECTABLE WARNING TILES SHALL BE PER THE CITY'S APPROVED MATERIALS LIST.

LENGEND		
#	CURB RAMP NUMBER	PROPOSED CURB RAMP PER STANDARD DRAWINGS:
●	EX UTILITY POLE	CURB RAMP TYPES A & B SDG-132
○	EX FIRE HYDRANT	CURB RAMP TYPE C1 SDG-134
○	EX STREET LIGHT	CURB RAMP TYPE C2 SDG-135
○	EX TREE	CURB RAMP TYPE D SDG-136
○	EX STREET SIGN	TRUNCATED DOMES SDG-130
△	EX CURB RAMP	CURB RAMP DETAILS SDG-137
□	EX ELEC MH	EX STAMP/IMPRESSION PLACEMENT SDG-115
□	EX ELEC STRUCT	

NOTE:
CONTRACTOR TO NOTIFY CITY SURVEYING DEPT 30 DAYS PRIOR TO REMOVAL OF SIDEWALK FOR CURB RAMP CONSTRUCTION TO RELOCATE ANY SURVEY MARKERS IN THE AREA.

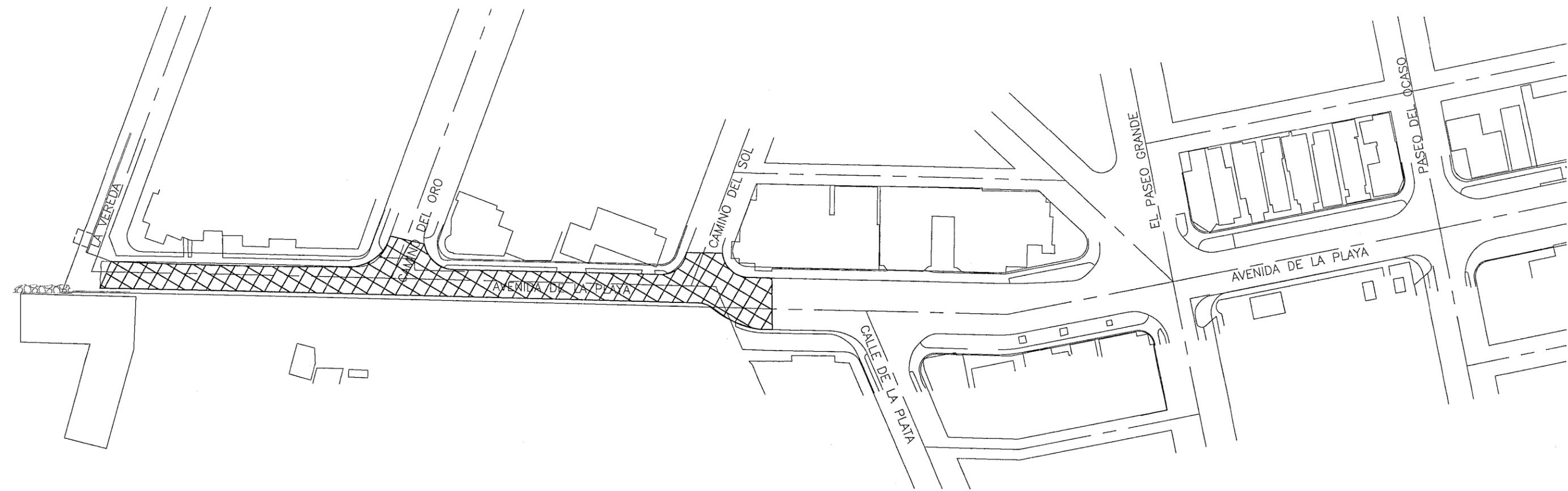
C-8

CURB RAMPS & DETAILS
AVENIDA DE LA PLAYA - PHASE I

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET		STORM WBS B-00909	WATER WBS B-00416	SEWER WBS B-00102
APPROVED:	DATE:	SUBMITTED BY:		
FOR CITY ENGINEER	DATE	ASSOCIATE ENGINEER		
DESCRIPTION	APPROVED	DATE	FILMED	CHECKED BY:
ORIGINAL	XX/XX			PROJECT ENGINEER
				CONTROL CERTIFICATION
				000-0000
				LAMBERT COORDINATES
CONTRACTOR		DATE STARTED		36465-14-D
INSPECTOR		DATE COMPLETED		

60% SUBMITTAL
NOT FOR
CONSTRUCTION

16 of 19



STREET RESURFACING
1" = 50'

LENGEND	
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	XXXX
	XXXX

NOTE:
CONTRACTOR TO NOTIFY CITY SURVEYING DEPT 30 DAYS PRIOR TO REMOVAL OF SIDEWALK FOR CURB RAMP CONSTRUCTION TO RELOCATE ANY SURVEY MARKERS IN THE AREA.

C-9

STREET RESURFACING
AVENIDA DE LA PLAYA - PHASE I

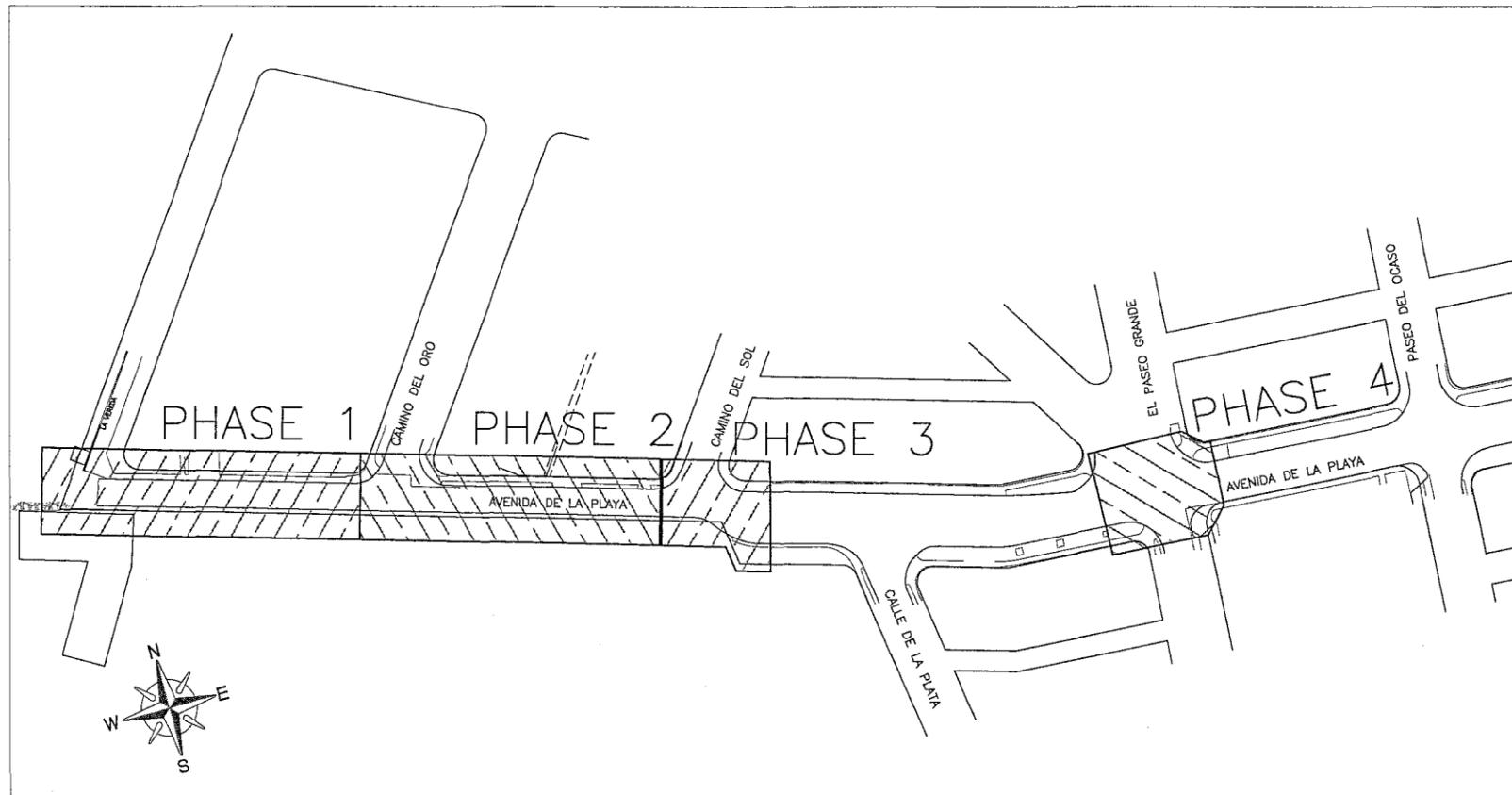
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 1		STORM WBS B-00909
		WATER WBS B-00416
		SEWER WBS B-00102
APPROVED:	DATE:	SUBMITTED BY:
FOR CITY ENGINEER		ASSOCIATE ENGINEER
DESCRIPTION	APPROVED	DATE
ORIGINAL	XX/XX	
		PROJECT ENGINEER
		CONTROL CERTIFICATION
		000-0000
		LAMBERT COORDINATES
CONTRACTOR	DATE STARTED	36465-15-D
INSPECTOR	DATE COMPLETED	

60% SUBMITTAL
NOT FOR
CONSTRUCTION

STANDARD TRAFFIC CONTROL NOTES

- VALIDATION:** THIS TRAFFIC CONTROL PLAN IS NOT VALID UNTIL WORK DATES ARE APPROVED. THE CONTRACTOR SHALL PER SECTION 7-10.1.3 OF THE CONTRACT SPECIAL PROVISIONS, CALL THE ENGINEERING TRAFFIC CONTROL SECTION AT 858-495-4741 TO OBTAIN A PERMIT. THE CONTRACTOR MUST CALL A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO STARTING WORK, OR FIVE (5) WORKING DAYS WHEN THE WORK WILL AFFECT A TRAFFIC SIGNAL.
- STANDARDS:** THIS TRAFFIC CONTROL PLAN SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF EACH OF THE FOLLOWING MANUALS:
 - CITY OF SAN DIEGO STANDARD DRAWINGS, APPENDIX "A".
 - CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
 - STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREEN BOOK"), INCLUDING REGIONAL AND CITY OF SAN DIEGO SUPPLEMENTS.
- NOTIFICATIONS:** THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AFFECTED AGENCIES A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO ANY EXCAVATION, CONSTRUCTION, OR TRAFFIC CONTROL.
 - FIRE DEPT. DISPATCH - (STREET AND ALLEY CLOSURE) - (858) 573-1300
 - POLICE DEPT. TRAFFIC - (STREET AND ALLEY CLOSURE) - (858) 495-7800
 - WASTE MANAGEMENT DEPT. - (REFUSE COLLECTION) - (858) 694-7000
 - STREET DIVISION/ELECTRICAL - (TRAFFIC SIGNALS) - (619) 527-7500
 - SAN DIEGO TRANSIT - (BUS STOPS) - (619) 595-7038
 - MTDB - (TAXI ZONES) - (619) 235-2643
 - UNDERGROUND SERVICE ALERT - (ANY EXCAVATION) - (800) 422-4133

THE CONTRACTOR SHALL NOTIFY PROPERTY OWNERS AND TENANTS A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO CLOSURE OF DRIVEWAYS. THE CONTRACTOR SHALL POST SIGNS NOTIFYING THE PUBLIC A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO CLOSURE OF STREETS.

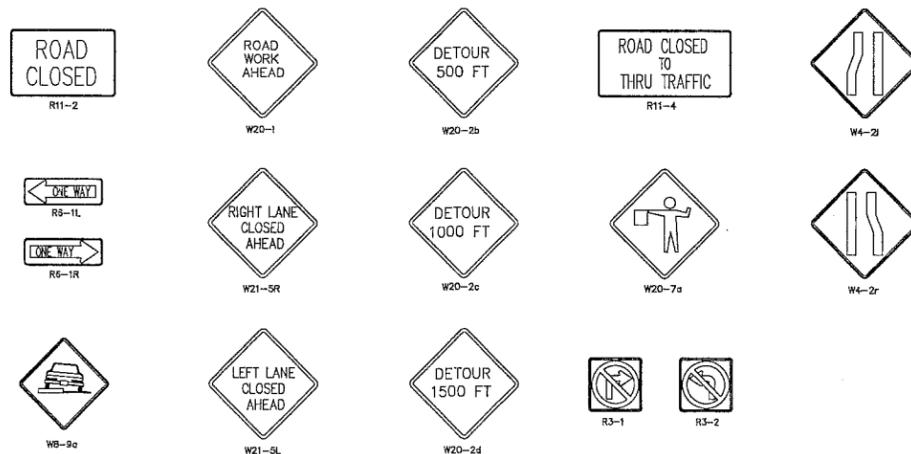


TRAFFIC CONTROL PHASING AND LOCATIONS
N.T.S.

SUPPLEMENTAL TRAFFIC CONTROL NOTES

- POSTING NO PARKING SIGNS:** THE CONTRACTOR SHALL POST "TOW-AWAY/NO PARKING" SIGNS TWENTY-FOUR (24) IN ADVANCE OF TEMPORARY PARKING REMOVAL. SIGNS SHALL INDICATE SPECIFIC DAYS, DATES, AND TIMES OF RESTRICTIONS.
- EXCAVATIONS:** EXCEPT AS SHOWN ON THE PLANS, TRENCHES SHALL BE BACKFILLED OR TRENCH PLATED AT THE END OF EACH WORK DAY. AN ASPHALT RAMP SHALL BE PLACED AROUND EACH TRENCH PLATE TO PREVENT THE PLATE FROM BEING DISLODGED. UPON COMPLETION OF EXCAVATION BACKFILL, THE CONTRACTOR SHALL PROVIDE A SATISFACTORY SURFACE FOR TRAFFIC. WHEN CONSTRUCTION OPERATIONS ARE NOT ACTIVELY IN PROGRESS, THE CONTRACTOR SHALL MAINTAIN ALL TRAVEL LANES OPEN TO TRAFFIC, EXCEPT AS SHOWN ON THE PLANS.
- RESTORATION OF TRAFFIC CONTROL DEVICES:** THE CONTRACTOR SHALL REPAIR OR REPLACE TRAFFIC CONTROL DEVICES (INCLUDING TRAFFIC SIGNS, STRIPING, PAVEMENT MARKERS, PAVEMENT MARKINGS, LEGENDS, CURB MARKINGS, LOOP DETECTORS, TRAFFIC SIGNAL EQUIPMENT, ETC.) DAMAGED OR REMOVED AS RESULT OF OPERATIONS AND NOT DESIGNATED FOR REMOVAL. REPAIRS AND REPLACEMENTS SHALL BE EQUAL TO EXISTING IMPROVEMENTS. LOOP DETECTORS SHALL BE REPLACED WITHIN THREE (3) WORKING DAYS OF COMPLETION OF UNDERGROUND WORK.
- CHANGES IN WORK:** THE RESIDENT ENGINEER WILL OBSERVE THESE TRAFFIC CONTROL PLANS IN OPERATION AND RESERVES THE RIGHT TO MAKE CHANGES AS THE FIELD CONDITIONS WARRANT. SUCH CHANGES SHALL SUPERCEDE THESE PLANS.
- FOR WORK NOT COVERED BY THESE TRAFFIC CONTROL PLANS,** THE CONTRACTOR SHALL, PER SECTION 7-10.1.1 OF THE CONTRACT SPECIAL PROVISIONS PREPARE TRAFFIC CONTROL SHOP DRAWINGS AND SUBMIT THEM TO THE RESIDENT ENGINEER. THE CONTRACTOR SHALL ALLOW A MINIMUM OF TWENTY (20) WORKING DAYS FOR REVIEW OF THE SHOP DRAWINGS. UPON APPROVAL OF THE TRAFFIC CONTROL PLAN, THE ENGINEERING TRAFFIC CONTROL SECTION WILL ISSUE A TRAFFIC CONTROL PERMIT (TCP) FOR THIS WORK.

TRAFFIC CONTROL SIGN LEGEND



LEGEND

- WORK AREA
- TRAFFIC SIGN
- TYPE I BARRICADE
- PORTABLE DELINEATOR OR CONE
- DIRECTION OF TRAVEL
- FLASHING ARROW BOARD

C-10

60% SUBMITTAL
NOT FOR
CONSTRUCTION

TRAFFIC CONTROL LEGEND & NOTES				
AVENIDA DE LA PLAYA - PHASE I				
CITY OF SAN DIEGO, CALIFORNIA			ENGINEERING AND CAPITAL PROJECTS DEPARTMENT	
SHEET			SHEET	
STORM WBS	B-00909			
WATER WBS	B-00416			
SEWER WBS	B-00102			
APPROVED:	SUBMITTED BY:			
FOR CITY ENGINEER	DATE	ASSOCIATE ENGINEER		
DESCRIPTION	APPROVED	DATE	FILMED	CHECKED BY:
ORIGINAL	XX/XX			PROJECT ENGINEER
CONTROL CERTIFICATION				
000-0000				
LAMBERT COORDINATES				
CONTRACTOR	DATE STARTED	36465-16-D		
INSPECTOR	DATE COMPLETED			

WATER & SEWER GROUP .JOB 809

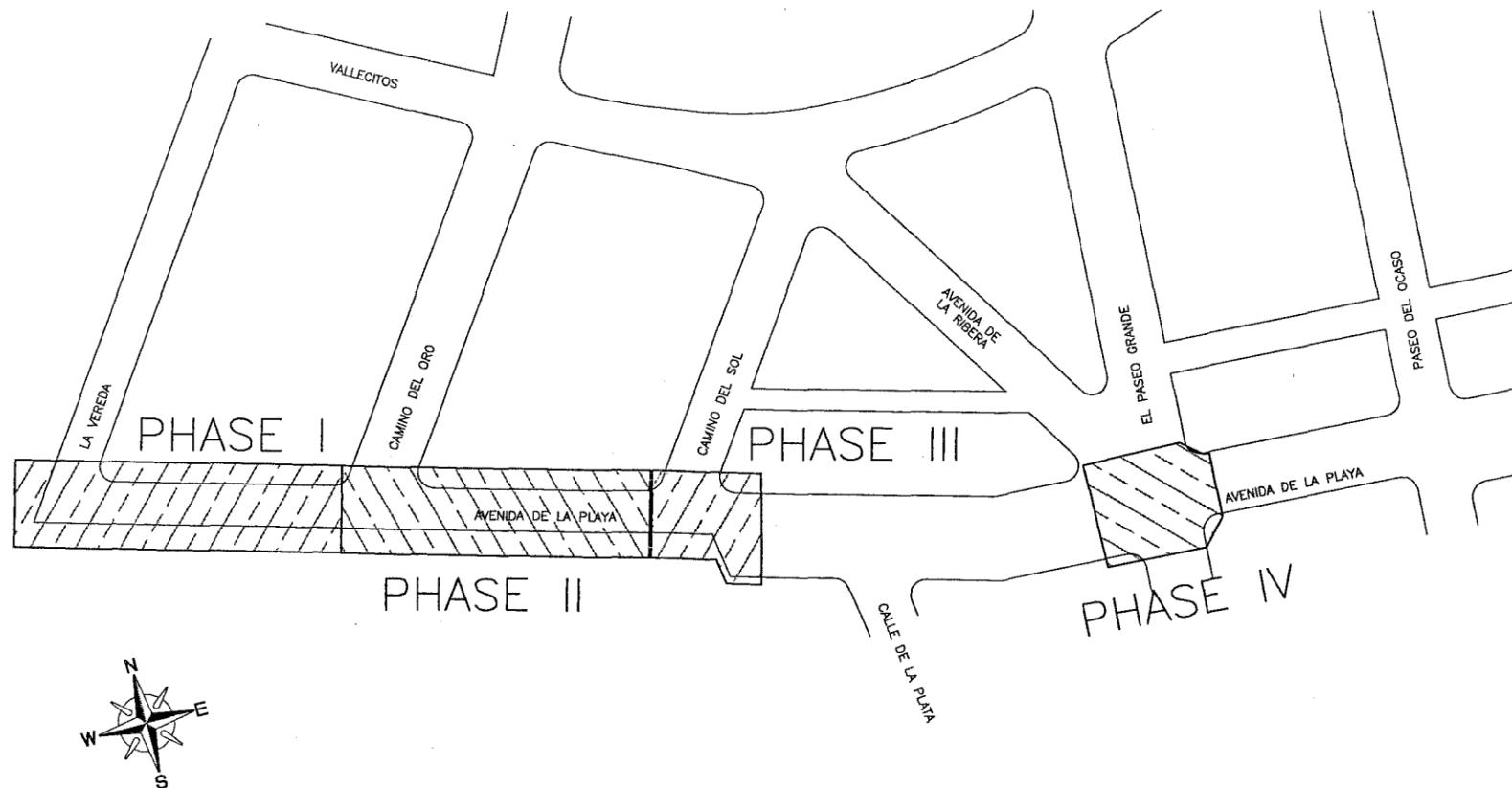
18 of 19

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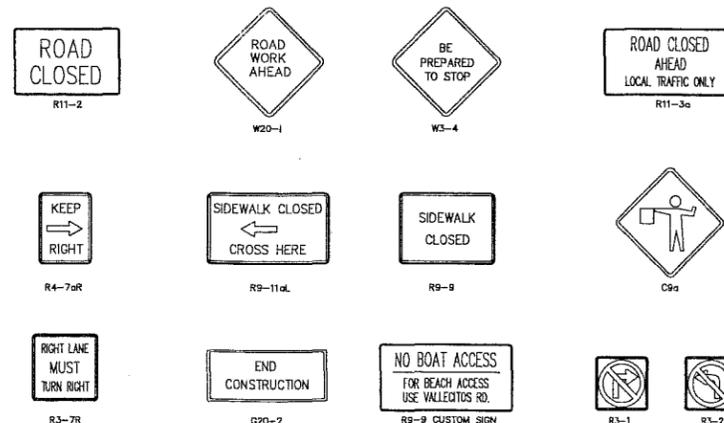


TRAFFIC CONTROL PHASING AND LOCATIONS

N.T.S.

SUPPLEMENTAL TRAFFIC CONTROL NOTES

WORK HOURS: 7AM TO 7PM



TRAFFIC CONTROL SIGN LEGEND

N.T.S.

LEGEND

- WORK AREA: [Hatched box symbol]
- TRAFFIC SIGN: [Sign symbol]
- TYPE I BARRICADE: [I-shaped symbol]
- PORTABLE DELINEATOR OR CONE: [Dot symbol]
- DIRECTION OF TRAVEL: [Arrow symbol]
- FLASHING ARROW BOARD: [Arrow board symbol]
- FLAGGER: [Flagger symbol]

T-1

TRAFFIC CONTROL - COVER

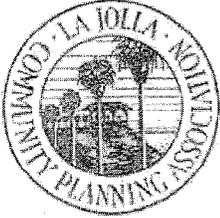
AVENIDA DE LA PLAYA - PHASE I TRAFFIC CONTROL -COVER			
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET X OF X SHEETS		STORM WBS: B-00909	WATER WBS: B-00416
		SEWER WBS: B-00102	
APPROVED:	DATE:	SUBMITTED BY:	
FOR CITY ENGINEER:	DATE:	ASSOCIATE ENGINEER:	
DESCRIPTION	APPROVED	DATE	FILMED
REVISION	04/12		
		CONTROL CERTIFICATION	
		000-0000	
		LAMBERT COORDINATES	
CONTRACTOR	DATE STARTED	36465-16-D	
INSPECTOR	DATE COMPLETED		

60% SUBMITTAL
NOT FOR
CONSTRUCTION

19 of 19

PO Box 889, La Jolla, CA 92038
 http://www.LaJollaCPA.org
 Voicemail: 858.456.7900
 info@LaJollaCPA.org

President: Tony Crisafi
 Vice President: Rob Whittemore
 Treasurer: Jim Fitzgerald
 Secretary: Dan Allen



La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month
 La Jolla Recreation Center, 615 Prospect Street

Thursday, 5 January 2012

FINAL MINUTES – REGULAR MEETING

Present: Cynthia Bond, Tom Brady, Laura DuCharme-Conboy, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Phil Merten, Cynthia Thorsen, Rob Whittemore, Ray Weiss.

Absent: Dan Allen, Devin Burstein.

1. Welcome and Call To Order: Tony Crisafi, President, at 6:05 PM

2. Adopt the Agenda

Approved Motion: Motion to adopt the Agenda, (Fitzgerald/Gabsch, 13-0-1).

In favor: Bond, Brady, Conboy, Costello, Fitzgerald, Gabsch, LaCava, Little, Manno, Merten, Thorsen, Whittemore, Weiss.

Abstain: Crisafi.

3. Meeting Minutes Review and Approval – 1 December 2011

Approved Motion: Motion to approve the Minutes of 1 December, (Merten/Brady, 12-0-2).

In favor: Bond, Brady, Conboy, Costello, Fitzgerald, Gabsch, LaCava, Little, Manno, Merten, Thorsen, Whittemore.

Abstain: Crisafi, Weiss.

4. Elected Officials Report - Information Only

A. Council District 2 - Councilmember Kevin Faulconer

Rep: Katherine Miles, 619.236.6622, kmiles@sandiego.gov

Ms. Miles made a report.

B. Council District 1 - Councilmember Sherri Lightner

Rep: Erin Demorest, 619.236.7762, edemorest@sandiego.gov

Ms. Demorest, present, deferred to **Councilmember Sherri Lightner** for a report. **Councilmember Lightner**, as chair of the recently created Economic Development and Strategies Committee, will work to create a long-term vision for San Diego's economy, as well as develop innovative approaches to retain, attract and grow local business. **Councilmember Lightner** noted that prior to her election to City Council, she had advocated for such a committee, believing this committee and its goals to be of paramount importance to the City. **Ms. Lightner** reported the unanimous adoption, by the Council, of her Comprehensive Water Policy. Responding to community concerns re speeding cars and the ongoing Torrey Pines Corridor project, **Ms. Lightner** allocated funds from her personal office budget to pay for the recently installed V-calm signs on Torrey Pines Road. **Ms. Lightner** expressed her gratitude for the honor of representing District One and thanked the Trustees for their service.

5. Ratify LJ Shores Permit Review Committee member - Myrna Naegle nominated by La Jolla Shores Association

Approved Motion: Motion to ratify the appointment of Ms. Myrna Naegle to La Jolla Shores Permit Review Committee, (Whittemore/Weiss, 11-4-1).

In favor: Bond, Conboy, Costello, Courtney, LaCava, Lucas, Manno, Merten, Thorsen, Whittemore, Weiss.
Oppose: Brady, Fitzgerald, Gabsch, Little.
Abstain: Crisafi.

6. Non-Agenda Public Comment – Issues not on the agenda and within LJCPA jurisdiction, two (2) minutes or less.

A. UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, [http:// physicalplanning.ucsd.edu](http://physicalplanning.ucsd.edu)

Ms. Delouri provided written updates on campus development projects and for further information referred to the website physicalplanning.ucsd.edu.

General Public Comment

Ray Ellis announced his candidacy for City Council District 1.

7. Non-Agenda Items for Trustee Discussion

Issues not on the agenda and within LJCPA jurisdiction, two (2) minutes or less.

Trustee LaCava invited the community to the annual Bird Rock Home Tour on January 28. Proceeds will benefit the Bird Rock Elementary School.

Trustee Thorsen referred the Trustees to a potential Municipal Code update regarding lot size and infill building that deserves the attention of Trustees.

Trustee Little noted re: the 7401 La Jolla Boulevard project, with the information presented he had been unable to determine the height of the project and therefore had voted against the project. Subsequently after a visit to the offices of Island Architects, he was shown additional material and can now confirm the project does conform to the 30' height limit.

Trustee Merten, speaking on behalf of himself re: 8490 Whale Watch Way: This project is expected to be appealed to San Diego City Council. **Mr. Merten** urged those persons who are concerned about, and are in opposition to this project; appear at the City Council hearing.

Trustee Gabsch, expressed his concern regarding quality of life and increased population within San Diego.

Trustee Courtney requested an Agenda item regarding leaf blowers and noise pollution.

Trustee Costello noted his concern regarding business conducted within a single-family home, in R1 single-family zones that change the character of the neighborhood.

Trustee Fitzgerald commented re the LJCPA request, (Motion: LJCPA Meeting, 04 August 2011), to the City to verify and/or confirm the "underlying base zones," in regard to La Jolla Shores and expressed his hope that the City is making progress in addressing this contentious La Jolla Shores issue.

Trustee Devin Burstein has, with great regret, resigned. At Mr. Burstein's request, **Trustee LaCava** read into the record his letter of resignation.

President Crisafi, referring to **Trustee Thorsen's** previous comments regarding "infill," suggested Trustees should look at 4151 Redwood Avenue, Marina del Rey, California, via "Google Maps," and for further edification, he suggested www.classicist.org, Institute of Classical Architecture.

8. Officer's Reports

A. Treasurer: Jim Fitzgerald

December Beginning Balance: \$213.86 + Income \$225.05 – Expenses \$434.25 = Ending Balance: \$4.66.
Expenses include Agenda printing, telephone expenses and semi-annual Recreation Center meeting space rent.

Trustee Fitzgerald commented on the special generosity of the Membership and Trustees and reminded Trustees, Members and guests: LJCPA is a non-profit organization and must rely solely on the generosity of the community and the Trustees. All donations must be in cash to preserve anonymity.

B. Secretary

President Crisafi, for absent Secretary Dan Allen, stated that if one wants his or her attendance recorded today, he or she can sign-in at the back of the room. There are two sign-in lists: one for LJCPA members and one for non-members. LJCPA is a membership organization open to La Jolla residents, property owners and local businesspersons at least 18 years of age. This is a meeting of the Trustees, who are elected by the LJCPA members. By providing proof of attendance you maintain membership and become eligible for election as a Trustee. Eligible non-members wishing to join the LJCPA must have recorded attendance for one meeting and must submit an application, copies of which are available from **Trustee Thorsen** and on-line at our website: www.lajollacpa.org. Persons are entitled to have attendance recorded without signing-in and such case must provide the Secretary before the end of the meeting a piece of paper with printed full name, signature and a statement asking attendance be recorded.

Trustee LaCava urged all Trustees and **President Crisafi** to contact members regarding lapse of membership and the urgent need to maintain a viable community organization, especially considering the March election.

At this point the sequence of the agenda was modified to hear Item 12.

12. Avenida de la Playa Infrastructure Replacement Project

Mr. Bill Harris, Senior Public Administration Officer, described this complex, extensive project in detail, answered questions and responded to comments.

Trustees Thorsen, Little, Courtney, Weiss, Fitzgerald and **Lucas** commented. **Mr. Bill Metz** commented.

Trustee LaCava described this project as a model to be emulated, of how a Council Office, community and city staff can work together. **Trustee LaCava** complimented the City Staff on their extraordinary efforts, their readiness to schedule meetings, their patience and their willingness to answer questions and to listen to the concerns of the community. **Trustee Lucas** was complimented by **Mr. Harris** and by **Trustee LaCava** for his diligence and his contributions, "above and beyond," to the development of the Project.

Approved Motion: Motion to approve Avenida de la Playa Infrastructure Replacement Project: Phase One, (LaCava/Gabsch, 15-0-1).

In Favor: Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Thorsen, Whittemore, Weiss.

Abstain: Crisafi.

At this point the sequence of the agenda was restored.

9. President's Report – Action Items Where Indicated

A. Ad Hoc Committee on Bylaws Report by Phil Merten, Chair

B. Whitney Lawsuit update

The La Jolla Community Planning Association has been notified by the San Diego City Attorney's Office: The Playa Grande LLC (Whitney), lawsuit has been withdrawn.

C. Trustee elections: There are seven open seats. **Trustee LaCava** stated that those LJCPA members who wish to be a candidate must have attended a minimum of three meetings within the previous twelve months prior to

the March 2012 election and announce their candidacy prior to or during the February LJCPA meeting. There will be a candidates' forum during the February meeting.

10. Consent Agenda – Ratify or Reconsider Committee Action

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items. Anyone may request that a consent item be pulled for reconsideration and full discussion. Items pulled from this Consent Agenda are automatically trailed to the next CPA meeting.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4pm

DPR – Development Permit Review Committee, Chair Tony Crisafi, 2nd & 3rd Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4pm

A. 8440/8450 Whale Watch Way

PRC ACTION: Motion to approve the Coastal Development Permit (CDP) and the site development permit (SDP) for the project as presented to the committee 6-0-1

8440/8450 Whale Watch Way - CDP and SDP for demolition of two existing SFRs and construction of a 10,755 sq. ft, two-story single family residence with portions of lower level subterranean garage defined as basement on a 40,207 sq ft lot straddling the lot line.

B. Yaz Easement Vacation

DPR ACTION: Motion that findings can be made for a Sewer Easement Vacation and Coastal Development Permit at 310 (and 318) Dunemere Drive . 7-0-1

310 Dunemere Dr. - Sewer Easement Vacation and CDP to re-route a 1929 sewer lateral from under a house to under a walk way between two houses, both to be served by new lateral.

C. Miller Residence – *Pulled by Trustee Conboy*

DPR ACTION: Motion that findings can be made for a Coastal Development Permit to demolish existing residence and construct a 4,093 SF single family residence on a 0.16 acre site at 440 Belvedere Street. 3-1-1

440 Belvedere Street - Coastal Development Permit to demolish existing residence and construct a 4,093 SF single family residence on a 0.16 acre site.

D. Sea Ridge Custom Residence – *Pulled by Trustee Thorsen*

DPR ACTION: Motion that findings can be made for a Coastal Development Permit and Site Development Permit to construct a two-story 7,858 SF single-family residence plus a basement (10,454 SF of habitable space). 4-3-1

427 Sea Ridge Drive - CDP and SDP to construct a two-story approximately 7,858 SF single family residence plus a basement (approximately 10,454 SF of habitable space).

E. Ariza Residence

DPR ACTION: Motion that findings can be made for a Coastal Development Permit to demolish existing residence and construct a 5,660 two-story single-family residence on a 0.61 acre site at 1654 Marisma Way. 4-0-1

1654 Marisma Way - Coastal Development Permit to demolish existing residence and construct a 5,660 two-story single family residence on a 0.61 acre site

At this point (7:25PM) President Crisafi, consulting Architect for applicants neighbors, at 8440/8450 Whale Watch Way, (Item A), recused and left room. Vice President Whittemore assumed the Chair.

Approved Motion: Motion

To accept the action of the Permit Review Committee: (A) 8440/8450 Whale Watch Way: To approve the Coastal Development Permit (CDP) and the site development permit (SDP) for the project as presented: CDP and SDP for demolition of two existing SFRs and construction of a

10,755 sq ft, two-story single family residence with portions of lower level subterranean garage defined as basement on a 40,207 sq ft lot straddling the lotline, and forward the recommendation to the City,

To accept the action of the Development Permit Review Committee: (B) Yaz Easement Vacation: Findings can be made for a Sewer Easement Vacation and Coastal Development Permit at 310 (and 318) Dunemere Drive: Sewer Easement Vacation and CDP to re-route a 1929 sewer lateral from under a house to under a walk way between two houses, both to be served by new lateral, and forward the recommendation to the City; (E) Ariza Residence: 1654 Marisma Way: Findings can be made for a Coastal Development Permit to demolish existing residence and construct a 5,660 two-story single-family residence on a 0.61 acre site: 1654 Marisma Way, and forward the recommendation to the City, (Courtney/Fitzgerald 14-0-1)

In Favor: Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Thorsen, Weiss.

Abstain: Whittemore.

Recused - out of room: Crisafi.

At this point President Crisafi returned to chair the meeting.

11. Reports from Other Advisory Committees - Information only

A. La Jolla Community Parking District Advisory Board – Inactive

B. Coastal Access and Parking Board - Meets 1st Tues, 4pm, La Jolla Recreation Center
No action to report.

C. Community Planners Committee – Meets 4th Tues, 7pm, 9192 Topaz Way, San Diego
Had no meeting in December.

D. La Jolla Parks & Beaches, Inc. – Meets 4th Mon, 4pm, La Jolla Recreation Center

13. Shahbaz Residence – Deferred to February by Applicant

6412 Avenida Manana - Coastal Development Permit to demolish an existing 3,869 single family residence and construct an 7,884 sf two story single family residence and an attached 3 car garage on a 0.57 acre site, *DPR ACTION (OCT 2011): Findings can be made for a Coastal Development Permit to demolish an existing 3,869 sf residence and construct a 7,884 sf two story single-family residence and an attached 3-car garage on a 0.57-acre site, 4-1-2.*

14. Valet Parking Public review processing – Action Item

Whether to author letter by PDO stating the shortcoming of city processing of Valet Parking – example project: 7979 Ivanhoe Valet Parking

Trustees Fitzgerald, LaCava, and Courtney commented. **President Crisafi** stated this Agenda Item requires clarification, should be deferred to a future meeting for further discussion. No action.

15. Urban Agriculture LDC Amendments

City-wide Land Development Code amendments supporting urban agriculture to further the goal of improving access to healthy, local & sustainable foods.

See: <http://www.sandiego.gov/development-services/industry/landdevcode.shtml#projectsOpen>

Trustee LaCava presented referring to material in the Trustees' package; There was an extensive discussion regarding Urban Agriculture and Animal Husbandry and a divergence of opinion among the Trustees. **Trustees Conboy, Costello, Fitzgerald, Gabsch, Little, Lucas, Manno and Merten** commented.

Dr. Laura Hershey, Ms. Jenny Maedgen, Ms. Sally Miller and Ms. Beth Thompson commented.

Motion: Approved Motion: The LJCPA supports the proposed changes related to Weekly Farmers Markets, Daily Farmers Markets, and Community Gardens in commercial and industrial zones, and in the case of (c), residential zones, with the following clarification: (i) Value-added and Onsite Cooking shall not be allowed at either Weekly or Daily Farmer's Market Stands on private property. (ii) At least 85% of the vendors shall be limited to selling produce. (iii) Sale of produce in residential zones shall be limited to no more than three times a year, consistent with Section 141.0305, San Diego Municipal Code, (LaCava/Manno, 7-2-3).

In favor: Conboy, LaCava, Little, Lucas, Manno, Merten, Thorsen.

Oppose: Costello, Fitzgerald.

Abstain: Brady, Crisafi, Gabsch.

Failed Motion: The LJCPA supports the proposed changes to Husbandry, with the following clarification: (a) Urban Agricultural Activities shall be limited to only one species, (chickens, goats, or bees), in the RS, RT, and RX zones; (b) The number of Urban Agricultural Activities shall be limited to only one species, (chickens, goats, or bees) in the RM zones unless the lot size is twice the minimum required in the zone and the required setbacks are increased to twice that required by these regulations and (c) Require front yard and street side yard signage for beekeeping in residential zones, (LaCava/Little, 3-7-2).

In favor: LaCava, Little, Lucas.

Oppose: Brady, Conboy, Costello, Fitzgerald, Gabsch, Merten, Thorsen,

Abstain: Crisafi, Manno

Motion: Approved Motion: The LJCPA opposes the proposed changes to Husbandry, as included in the Urban Agricultural Amendments to the Municipal Code for the following reasons, to include but not be limited to the following seven items: (a) The Urban Agriculture Amendments circumvent the professional food, health, and sanitation monitoring systems established at the Federal, State and County levels and do not replace them; (b) Generally, these Amendments down grade neighbor's protections from deleterious effects of farm animals and bees. Additionally, annually renewable Conditional Use Permits should be required to protect neighbors from errant urban farmers, (an objection by any one neighbor within 300 ft should disallow the CUP); (c) There should be a requirement for periodic Veterinarian inspections of goats, chickens and bees; (d) There should be a requirement for periodic Health Department inspections of goats, chickens, and bees; (e) The City does not provide protection to adults and children who are allergic to bee stings; (f) City resources are already overcommitted, i.e., San Diego City Code Enforcement Department, and it is unfair for Code Enforcement to be tasked with this additional burden and (g) It is unnecessary to down grade the life style of an RS-1 Zone to allow agriculture; there is ample opportunity for agriculture within San Diego County and California State, (Merten/Fitzgerald, 8-3-1).

In favor: Brady, Conboy, Costello, Fitzgerald, Gabsch, Merten, Thorsen, Manno.

Oppose: LaCava, Little, Lucas.

Abstain: Crisafi.

16. Adjourn at 9:04 PM. Next Regular Monthly Meeting, 2 February 2012, 6:00 pm.